

\$1,600,000 - 63227 Whispering Pines Road, Rural Bighorn No. 8, M.D. of

MLS® #A2155252

\$1,600,000

3 Bedroom, 2.00 Bathroom, 2,687 sqft
Residential on 160.00 Acres

NONE, Rural Bighorn No. 8, M.D. of, Alberta

IF YOU ARE LOOKING FOR PRIVACY AND SECLUSION, THIS INCREDIBLE 160 ACRE MOUNTAIN VIEW PROPERTY IS FOR YOU!

Located in beautiful Water Valley beside crown land, it just doesn't get any better than this!

You don't want to miss this one of a kind special property that is nestled in the forested foothills. Offering a combination of open spaces as well as vast forested sections with wide trails that are thoughtfully planned out with tree/stump removal keeping it natural.

Enjoy the comfort of this 2686 sq. ft. 2 storey, 3 bedroom, country-style home with covered wrap-around veranda. The main floor features 10' ceilings throughout and a large foyer that has plenty of space to greet your company. The huge windows take advantage of the views from the spacious living room, formal dining room and the kitchen. The kitchen has plenty of cabinets and counter space along with a breakfast nook. A powder room and sizeable mud/coat room with sink complete the main level. The 2nd floor features a large bonus room, 4 piece bathroom and 2nd floor laundry room. All 3 bedrooms have walk-in closets with extra storage window seats built in. There is also an impressive, oversized, detached 30'x48' triple door garage.

There is a roomy cabin with power, heat, telephone, large deck and an antique wood burning stove for ambiance to give your guests



a one of a kind experience! Not to mention the best stargazing nights with plenty of appearances from the northern lights. The property also has 5-6 acres of fenced/gated to allow livestock to roam the rest of the land keeping the homestead pristine. There is an aerated pond, fed by a spring along with 2 close flat camp sites, one with 30 amp power hookup and plenty more spots throughout the land.Â Enjoy the trails that weave through the forest and are more than wide enough for ATVâ€™s, horse rides, or for walking on this amazing property! If you like to explore with horses/ATVs or hunt, the SW corner accesses crown land all the way to Banff! The septic was just upgraded, the water has always been potable and plentiful. The Water Valley area is a fantastic family friendly community that puts on events, rodeos, Celtic festival, has a large community centre w/ baseball field, paved hockey rink, library, golf, saloon & general store. Additional information on subdivision/zoning and what is allowed is in supplements link above. Please email or call for even more information and maps!

Built in 2000

Essential Information

MLS® #	A2155252
Price	\$1,600,000
Sold Price	\$1,512,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,687
Acres	160.00
Year Built	2000
Type	Residential
Sub-Type	Detached

Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	63227 Whispering Pines Road
Subdivision	NONE
City	Rural Bighorn No. 8, M.D. of
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0M 2E0

Amenities

Utilities	Cable Available, Cable Internet Access, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, See Remarks, Satellite Internet Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	10
Parking	Additional Parking, Driveway, Garage Door Opener, Gravel Driveway, Other, Outside, Oversized, See Remarks, Triple Garage Detached, Workshop in Garage
Is Waterfront	Yes
Waterfront	See Remarks, Pond, Stream, Waterfront

Interior

Interior Features	Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Satellite TV Dish, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplaces	Fire Pit, Other, See Remarks, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, See Remarks, Unfinished

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Other, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, RV Hookup, Storage
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Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cleared, Brush, Conservation, Corners Marked, Creek/River/Stream/Pond, Cul-De-Sac, Farm, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Many Trees, Native Plants, Other, Pasture, Private, Secluded, See Remarks, Treed, Views, Waterfront, Wetlands, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	September 12th, 2024
Days on Market	32
Zoning	AC
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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