

# \$774,800 - 139, 5417 Highway 579, Rural Mountain View County

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MLS® #A2240828

**\$774,800**

3 Bedroom, 2.00 Bathroom, 1,026 sqft  
Residential on 1.76 Acres

Ridgeland, Rural Mountain View County,  
Alberta

Welcome to this enchanting country acreage, nestled on the edge of a tranquil forest where sunlight filters through mature spruce and pine trees. This thoughtfully designed three bedroom plus den, two bath, three level split home set on 1.76 acres of peaceful woodland, just west of the picturesque hamlet of Water Valley. Offering a harmonious blend of natural serenity and modern convenience, this property is perfectly located just 45 minutes northwest of Calgary. Meticulously maintained and updated over the years, starting right from the studs, this home showcases craftsmanship and attention to detail at every turn. The natural woodwork throughout not only exudes a sense of timeless warmth but also complements the forested surroundings seamlessly. The open concept floor plan, paired with multiple flexible living spaces, provides the ideal layout to adapt to anyone's needs and lifestyle. One of the highlights of this home is the recently renovated lower walkout level. The primary bedroom, a true sanctuary of comfort, features soft, neutral tones, direct access to a private rear deck and a spa-like ensuite...this space is designed to provide rest and tranquility. Imagine beginning your mornings to the gentle songs of birds and ending your evenings by the comforting crackle of a real wood-burning stove. This is more than just a home—it is a retreat, a place



where the extraordinary is found in everyday moments. Schedule your private viewing today of this one-of-a-kind property!

Built in 1977

**Essential Information**

MLS® #	A2240828
Price	\$774,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,026
Acres	1.76
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

**Community Information**

Address	139, 5417 Highway 579
Subdivision	Ridgelands
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 2E0

**Amenities**

Parking Spaces	5
Parking	Parking Pad

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Wood, Propane
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out, Crawl Space

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, Many Trees, Native Plants, No Neighbours Behind, Pie Shaped Lot, Private, Treed, Wooded, Sloped Down
Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	3
Zoning	R-CR1

## Listing Details

Listing Office	RE/MAX First
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