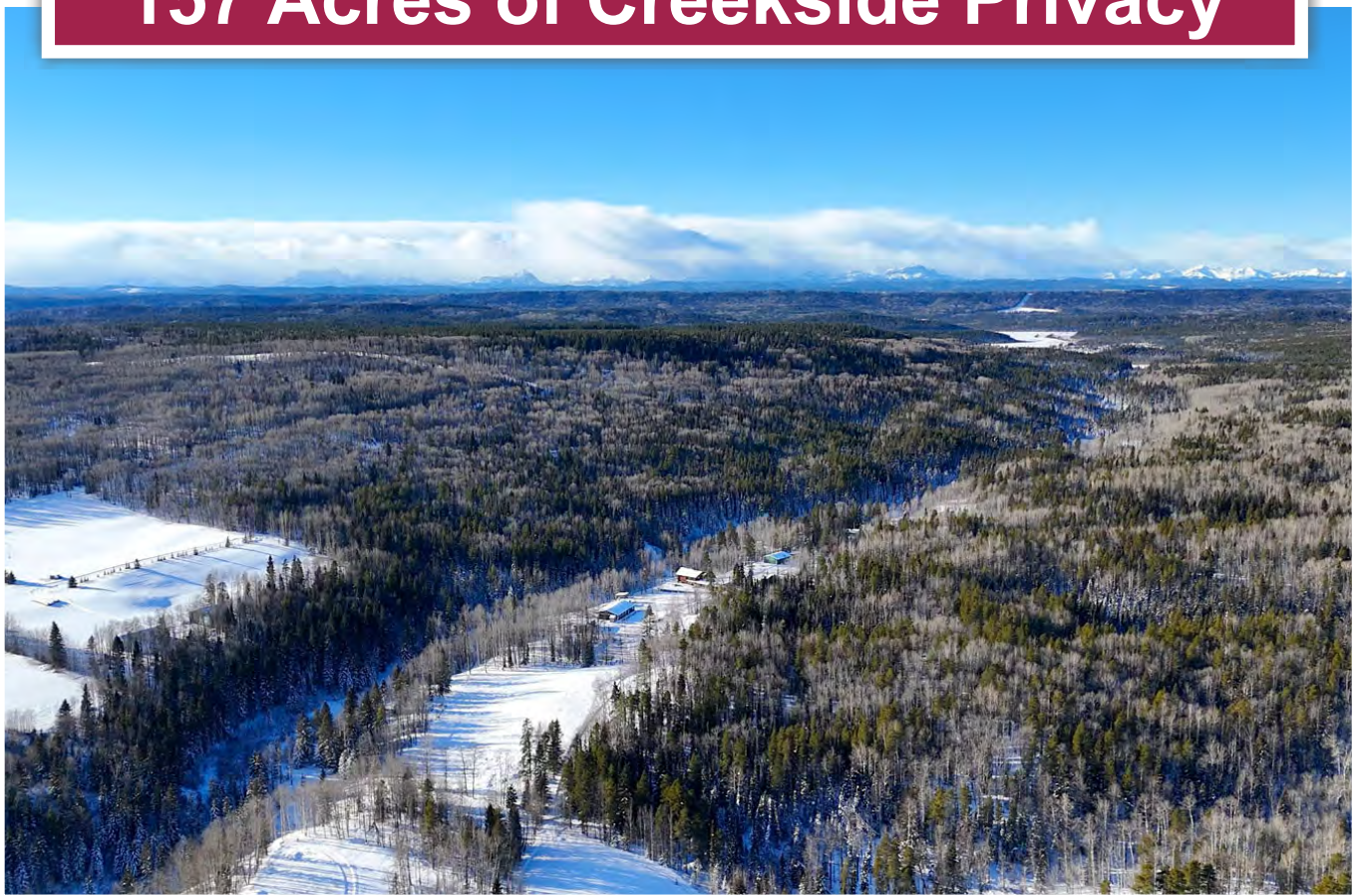




**A Country Dream:
157 Acres of Creekside Privacy**



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A Country Dream: 157 Acres of Creekside Privacy

Near Water Valley, AB

PROPERTY DETAILS

Listing Number:	25303
Price:	\$2,949,000
Taxes (2025):	\$5,318.94
Size:	157 acres
Zoning:	Agriculture

DESCRIPTION

Set on 157 private acres in Mountain View County, just minutes from Water Valley, this remarkable country estate offers a stunning cedar log home, quality outbuildings, productive hay land, and the year-round beauty of Big Prairie Creek meandering through the property. An attractive, winding driveway leads to a secluded homestead surrounded by willow, mature spruce, and poplar—an ideal country escape with outdoor opportunities in every direction.

The 5,900 sq. ft. cedar log home was built in 1981, with a full basement renovation completed in 2004. A comprehensive renovation of the upper two floors and the large office followed in 2009-2010, leaving the home warm, bright, and exceptionally inviting. Towering south-facing windows fill the main living area with natural light, while the stone wood-burning fireplace creates a cozy focal point. The spacious office/boardroom has heated hardwood floors and a gas fireplace. The main body of the house features in-floor heated tile and new carpeting. Both the house and the office have built-in custom cabinetry throughout. The home

offers four bedrooms, including a master suite with en suite and a private balcony overlooking the barn and farmyard. A large 30' x 40' home office (or potential recreation room) provides excellent versatility. Additional features include a generous mudroom, a 3-piece main bathroom, a powder room and en suite upstairs, and a luxurious basement bathroom with a jet tub. The home is serviced by a private 90' well with iron filter and softener, septic tank with field, natural gas, and 100-amp electrical service.

Decks and balconies overlook the farmyard and Big Prairie Creek, offering peaceful views in every season. The cement foundation and quality cedar log construction provide durability, while interior updates maintain modern convenience without compromising the home's timeless character.

The outbuildings are exceptional. The 32' x 48' shop features 18' ceilings, cement floor, wood frame construction with steel exterior, radiant heat, an 11' x 17' sliding door, built-in workbench, and storage shelving—ideal for equipment storage, mechanical work, or woodworking. The 36' x 72' barn includes a 23' x 36' finished man-cave/meat-processing area with built-in cabinets, gas fireplace plus radiant heat, sink, and a 9' x 7' walk-in cooler for hunters. The main 48' x 36' barn space is insulated, heated with forced air, and equipped with water for stock. The barn operates from its own 80' well and offers two hydrants, three automatic waterers, and a corral system. There is also a well and waterer located in the hay fields for pastured animals.

Additional structures include a 24' x 40' insulated four-car garage with radiant heat and two 17' x 8'



overhead doors, a 36' x 70' canvas Quonset with gravel floor ideal for farm equipment or trucks, and a smaller 19' x 40' insulated wooden barn with propane radiant heat and a wooden floor. There is also a two-sided steel hay shed measuring 50' x 40' x 20' in height.

Approximately 30 acres are available for hay production, yielding around 75 tons annually. Currently, 20 acres are in summer fallow, and 10 acres are seeded to clover, alfalfa and timothy. A spring-fed 1-acre pond holds approximately 850,000 gallons. The entrance is secured by an electric gate, and the front corral area is well set up for livestock handling.

With its blend of privacy, mature timber, productive land, high-quality improvements and the scenic flow of Big Prairie Creek, this property offers the ultimate rural lifestyle only a short drive from Cochrane, Sundre and Calgary.

LOCATION

5544 Township Road 302 - Water Valley, AB

DIRECTIONS

North of Cochrane on Highway 22. Turn heading west on Township Road 301A. Proceed westwardly until turning to head west on Township Road 302 for 10.5 km. Property driveway will be on the north side of the road.

AREA DATA

Water Valley and the country northwest of Cochrane form one of Alberta's most distinctive foothills regions—an area defined by rolling timber, clear-running creek, and a strong rural community spirit. Water Valley itself is a small but vibrant hamlet known for its relaxed western atmosphere, local saloon, weekend markets, and easy access to the Eastern Slopes. The landscape surrounding it transitions quickly from open ranchland into mature spruce and poplar forest, offering endless opportunities for recreation, wildlife viewing, and quiet retreat.

North of Cochrane, the drive toward Water Valley moves from the bustling Bow Valley corridor into peaceful, lightly populated countryside where

paved secondary highways weave through ranches, acreages, and large tracts of timberland. Residents and visitors value the area for its proximity to Calgary combined with its sense of true seclusion—making it a favourite for those seeking a weekend escape, a private homesite, or access to backcountry adventure. The region is also well known for exceptional white-tail hunting, fly fishing along the nearby creek and rivers, and year-round access to recreation areas such as Burnt Timber and Fallen Timber. This part of the foothills continues to be one of Alberta's most desirable rural destinations, offering a rare balance of privacy, natural beauty, and convenience.

RECREATION

The Water Valley and northwest Cochrane region is a true playground for outdoor enthusiasts, offering a wide range of year-round recreation set against the backdrop of Alberta's eastern slopes. The surrounding foothills are laced with trails for ATV riding, horseback excursions, hiking, and snowmobiling, with direct access to vast stretches of Crown land just minutes away. The Burnt Timber and Fallen Timber recreation areas are renowned for their rugged terrain, scenic vistas, and extensive networks of backcountry routes that appeal to both casual explorers and seasoned adventurers.

Hunting is a major draw in this part of the province, with strong populations of white-tail deer, mule deer, moose, and black bear frequenting the mixed forest and creek bottoms. Anglers enjoy nearby streams and rivers known for trout fishing, while campers and families take advantage of the many informal campsites and quiet wilderness pockets scattered throughout the area. In winter, the region transforms into a hub for snowshoeing, cross-country skiing, and snowmobiling, with groomed and ungroomed areas available within a short drive. Whether you're seeking adrenaline-filled adventure or peaceful solitude, the Water Valley



foothills offer an unmatched combination of access, scenery, and outdoor opportunity.

HISTORY

The Water Valley and northwest Cochrane region has a long, recognizable history tied to Alberta's early ranching, logging, and rural settlement eras. European homesteaders began moving into the area in the late 1800s and early 1900s, drawn by the fertile valleys, abundant timber, and reliable water sources that made the foothills suitable for both ranching and small-scale agriculture. Early families established mixed farms, grazing operations, and sawmills, using the surrounding forests and creek systems to support their livelihoods.

As transportation routes improved, the area gradually developed into a small but tight-knit rural community, with Water Valley serving as a hub for supplies, mail, gatherings, and local commerce. Throughout the 20th century, the region retained its character as a quiet, self-reliant foothills district where ranching, logging, and recreation were central to daily life. Today, it is known for its strong rural heritage, scenic wooded landscapes, and a culture rooted in land stewardship, outdoor living, and the independence that has always defined Alberta's mountain-fringe communities.

MAP REFERENCE

51°33'52.20"N and 114°41'27.88"W

INVESTMENT FEATURES

157 acres with a mix of hay land, pasture, mature timber, and year-round creek frontage

Strong agricultural production: ~30 acres in hay yielding ~75 tons annually, plus additional cultivated acres (clover, alfalfa, timothy, summer fallow)

High-value water assets: three private wells (90' + 80' + 110'), stock waterers, hydrants, and a spring-fed 1-acre pond (~850,000 gallons)

Extensive infrastructure for livestock operations: barn with forced-air heat, automatic waterers, corrals, and field waterer

Large, heated, fully serviced shop and garage—ideal for equipment storage, contracting, mechanical work, or home-based business

Walk-in cooler and processing space supporting hunting, agri-tourism, or small-scale commercial use

Multiple insulated outbuildings enabling diversified operations (equipment storage, livestock, woodworking, trucking, etc.)

Private, gated access enhancing security and long-term asset protection

Proximity to Calgary, Cochrane, and Sundre—strong market for rural lifestyle, hobby farms, and small ranch operations

Creek, pond, and mature treed setting contribute to strong recreational and resale appeal

SERVICES

- Natural gas to the property
- 100-amp electrical service (overhead to yard, trenched to buildings)
- Home serviced by a private 90' well with iron filter and water softener
- Barn serviced by separate 80' well
- Septic tank with field
- In-floor heating (main floor and office)
- Radiant heat in basement via boiler

- Forced air furnace through entire home (natural gas)
- Radiant heat in shop, garage, and man-cave/meat-processing area
- Forced-air heat in main barn area
- Multiple stock water sources: 2 hydrants, 3 automatic waterers, plus a field waterer

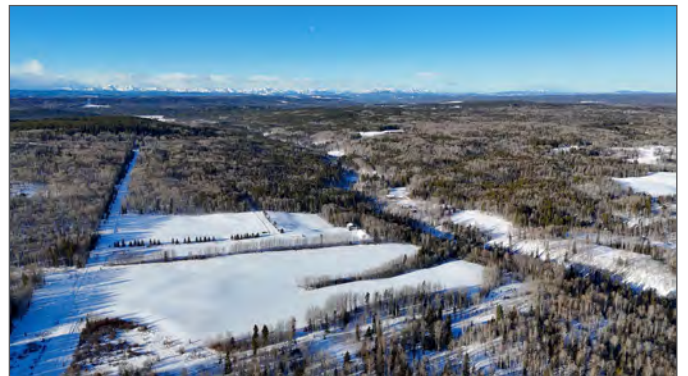
IMPROVEMENTS

- 5,900 sq. ft. cedar log home with decks, balconies, 2 wood fireplaces, gas fireplace, and in-floor heat
- 30' x 40' office/rec room, 4 bedrooms, updated basement, private well and septic system
- 30' x 40' office/rec room, 4 bedrooms, updated basement, private well and septic system
- 32' x 48' heated shop with cement floor, steel exterior, and sliding door
- 36' x 72' barn with man cave/meat-processing room, walk-in cooler, heat
- Barn well with 2 hydrants, 3 automatic waterers, plus field waterer and corrals
- 24' x 40' heated four-car garage with dual overhead doors
- 36' x 70' canvas Quonset for equipment storage
- 19' x 40' insulated wooden barn with propane heat
- 50' x 40' hay shed
- Electric gated driveway and yard entry

LEGAL

Descriptive Plan 0411463 Block 2 Lot 3 containing 63.83 Hectares (157.73 acres) more or less excepting thereout all mines and minerals

LINC 0030-479-463

















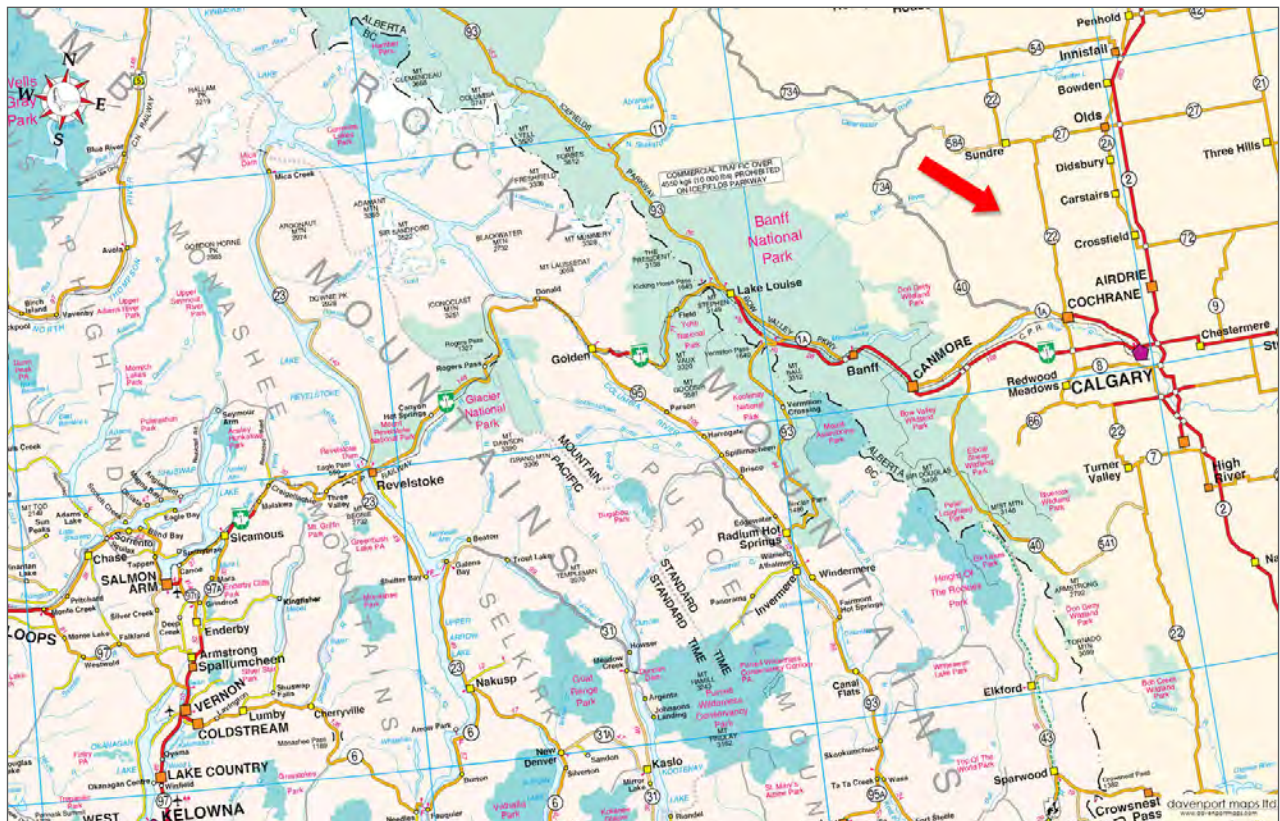
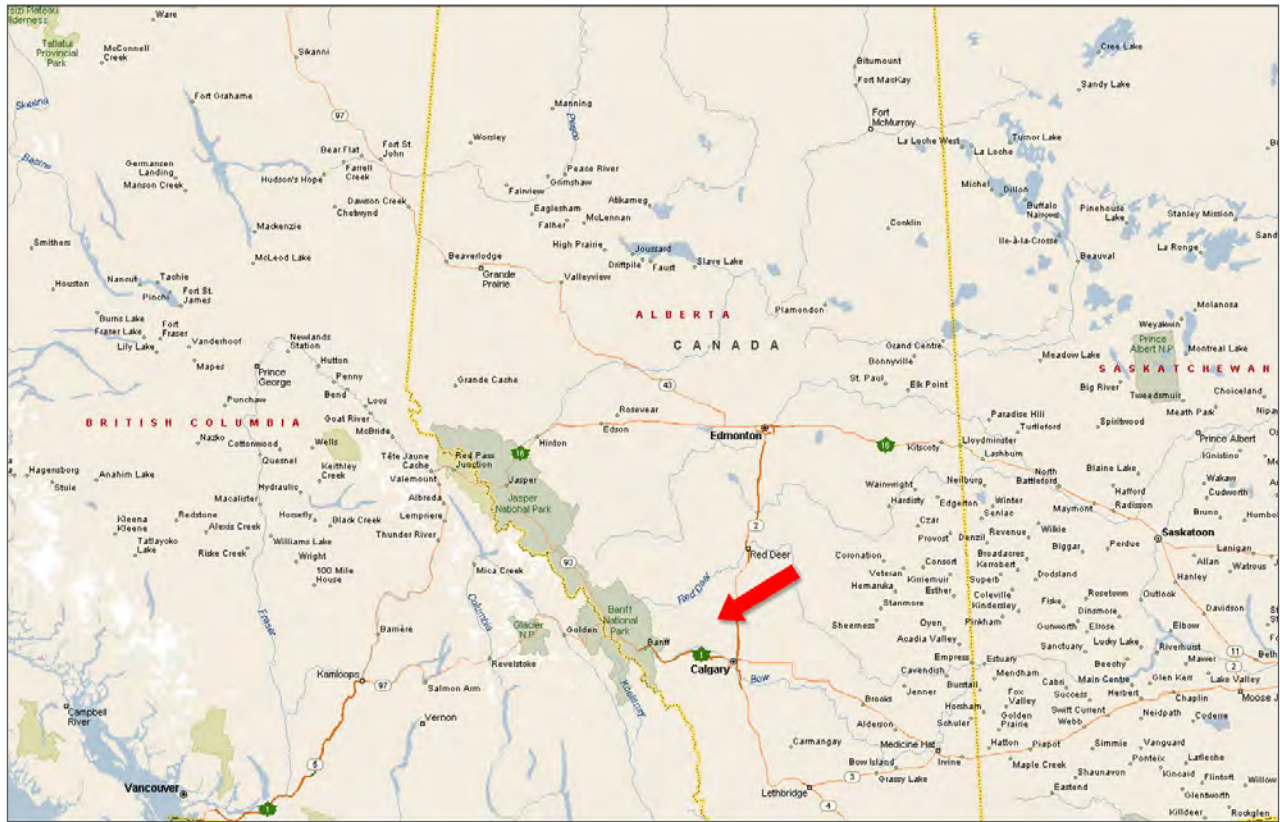


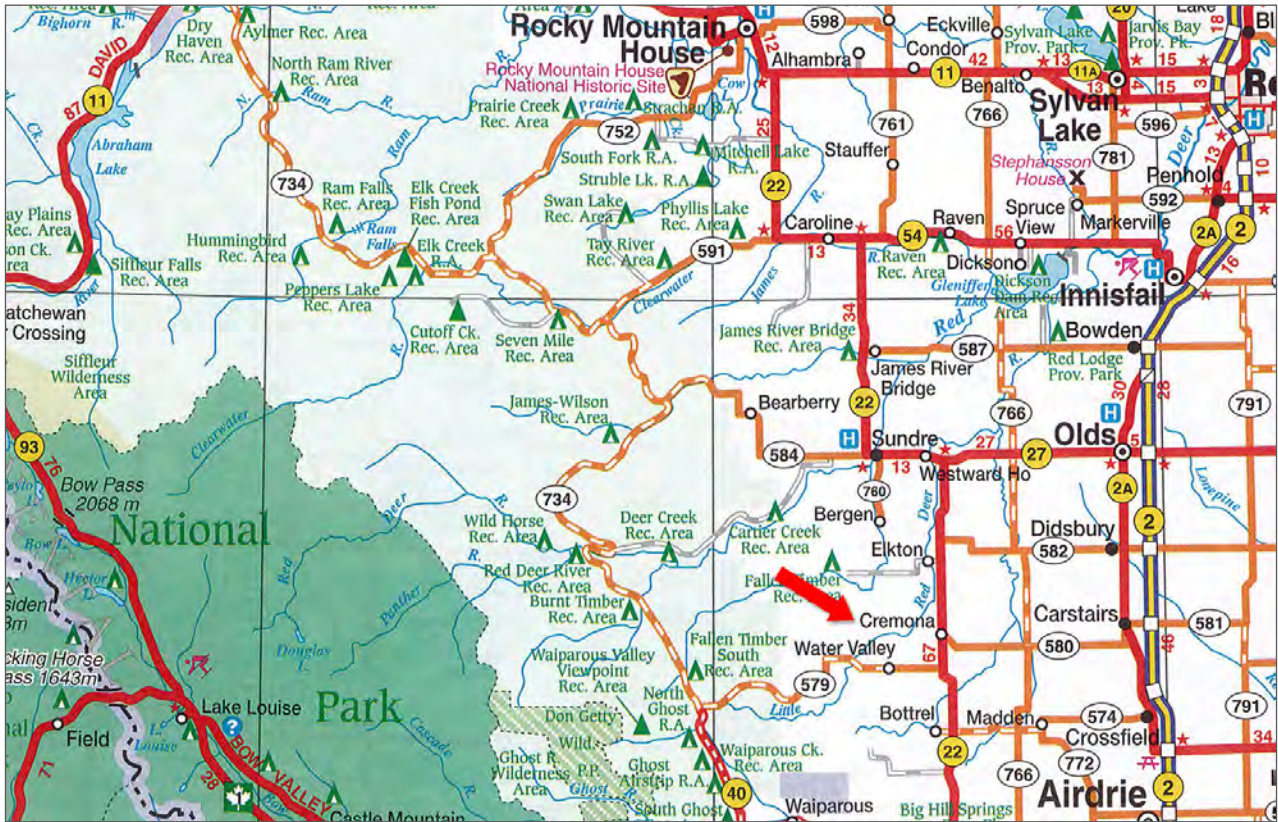


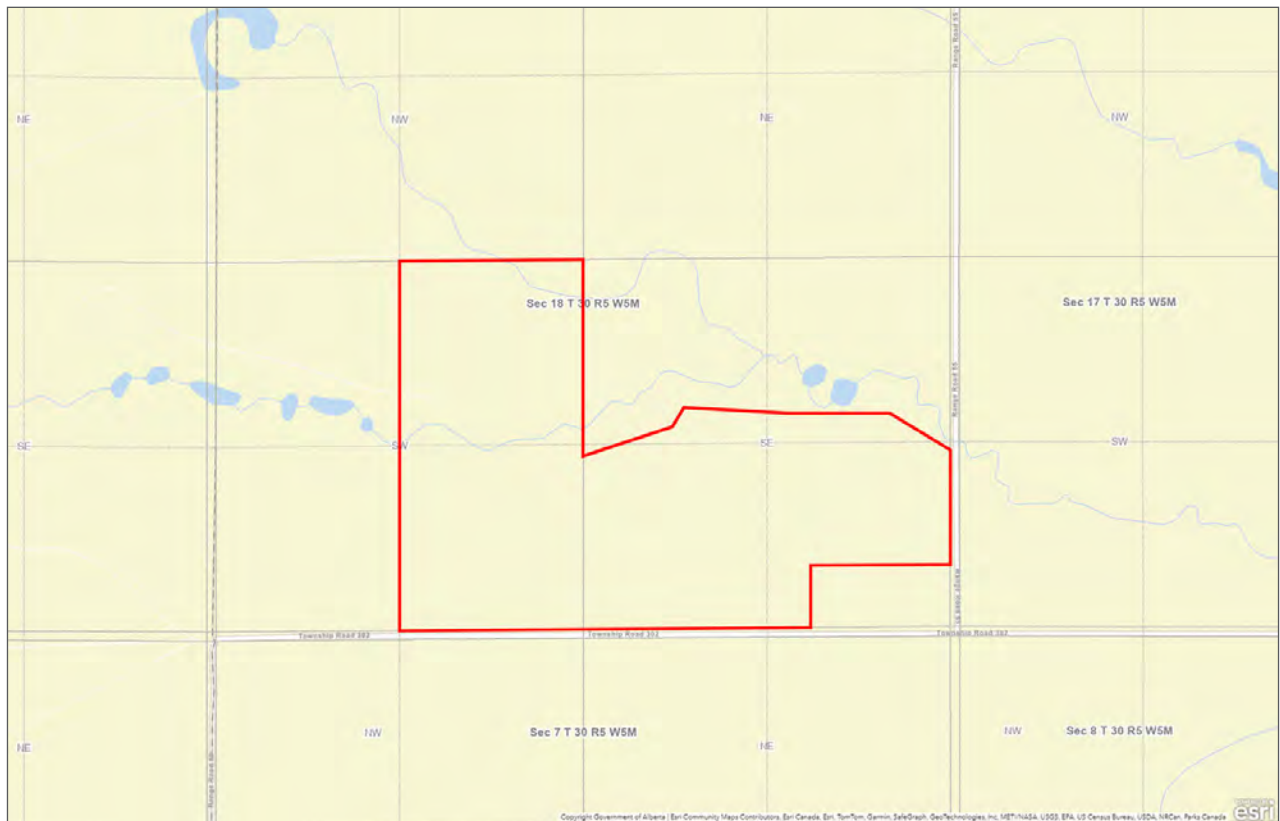
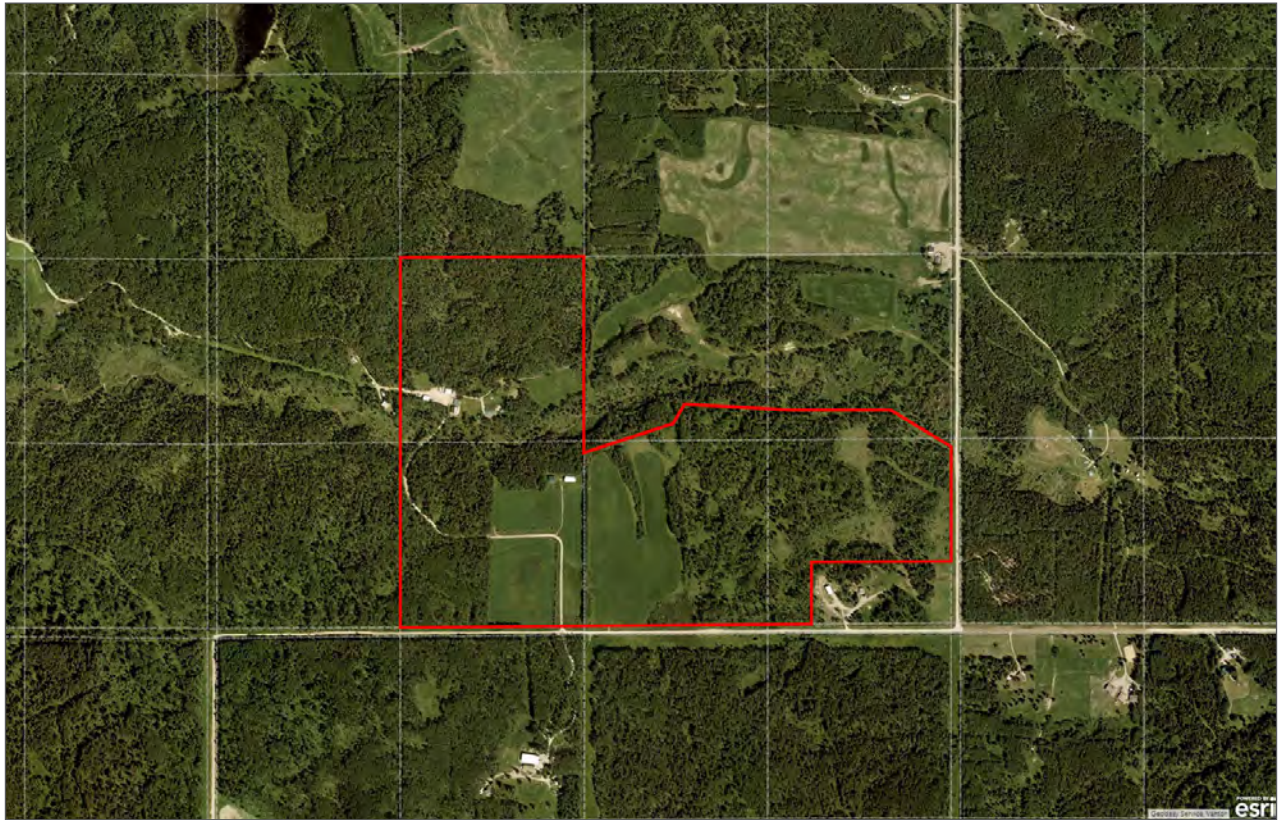
















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