

# \$1,642,000 - 74065 Highway 40, Waiparous

MLS® #A2260019

**\$1,642,000**

3 Bedroom, 3.00 Bathroom, 2,574 sqft

Residential on 162.00 Acres

NONE, Waiparous, Alberta

MD of Bignorn No. 8 is a municipal district between Banff National park and Calgary, with the nearest town of Cochrane. This beautiful house comes with RIVER, mountain, forest and valley view with 162 acres of land borders Rocky Mountain Forest Reserve considered as one of the largest recreational area in Alberta.

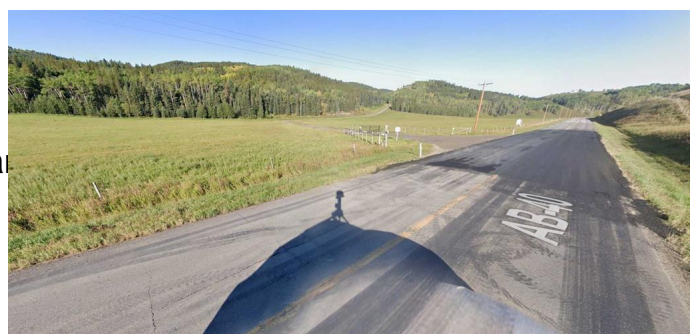
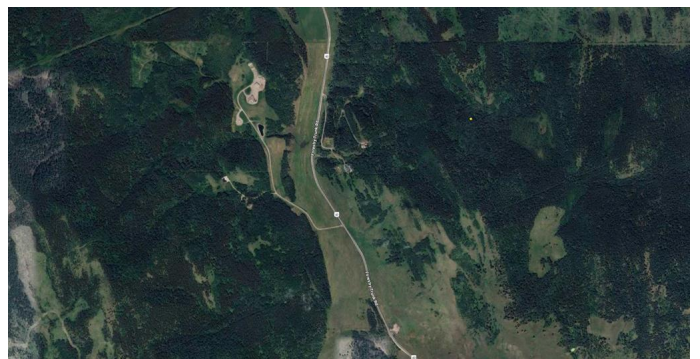
Built in 2019

## Essential Information

MLS® #	A2260019
Price	\$1,642,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,574
Acres	162.00
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 a
Status	Active

## Community Information

Address	74065 Highway 40
Subdivision	NONE
City	Waiparous



County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T4C 2B8

### **Amenities**

Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	None, See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Irregular Lot, No Neighbours Behind, Private, Treed, Views, Sloped
Roof	Wood
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	1
Zoning	AG

### **Listing Details**

Listing Office	PREP Realty
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