

# \$1,775,000 - 29407 Township Rd 3-0, Twin Butte

MLS® #A2262168

**\$1,775,000**

8 Bedroom, 5.00 Bathroom, 4,663 sqft

Residential on 2.99 Acres

NONE, Twin Butte, Alberta

This exceptional property, located just north of the breathtaking Waterton National Park, offers a rare opportunity for both investors and nature lovers. With panoramic views of the surrounding mountains and wildlife, including the iconic elk roaming through the landscape, you'll feel immersed in nature right from your deck.

Features:

• Four Total Suites (illegal): Three beautifully designed guest suites, plus a private residence, offer flexibility for personal use or rental income.

• Established Rental History: The property boasts a strong rental history with several thousand dollars in bookings already secured for 2026—making it an ideal investment.

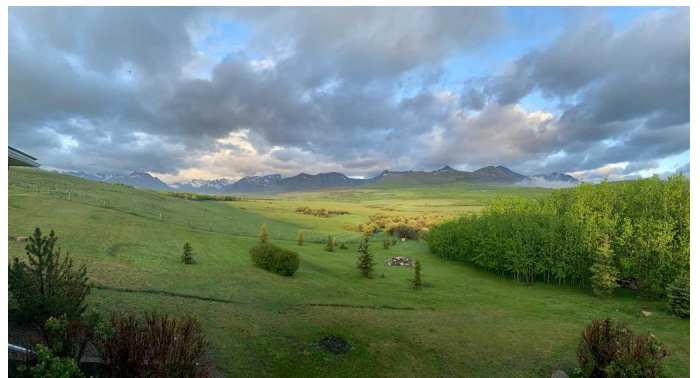
• Scenic Views: Enjoy uninterrupted, picturesque views of the mountains and wildlife, including the ever-present elk herd.

• Private Spring Water: The property benefits from a reliable, developed spring that flows consistently through the land, providing excellent water quality.

• Endless Possibilities: if you're seeking a serene getaway in Waterton, consider this private retreat. This property offers a private residence along with great opportunity to have income.

Don't miss out on this once-in-a-lifetime opportunity to own a piece of paradise just steps from Waterton National Park.

Check out this link to see more about property



at <https://watertoncountryvillas.com>

Built in 1998

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2262168                         |
| Price          | \$1,775,000                      |
| Bedrooms       | 8                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 5                                |
| Square Footage | 4,663                            |
| Acres          | 2.99                             |
| Year Built     | 1998                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 29407 Township Rd 3-0        |
| Subdivision | NONE                         |
| City        | Twin Butte                   |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K1W0                       |

### Amenities

|            |                                                                                    |
|------------|------------------------------------------------------------------------------------|
| Utilities  | Cable Not Available, Electricity Connected, Natural Gas Connected, Water Connected |
| Parking    | None                                                                               |
| Waterfront | Creek                                                                              |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                                                         |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Other |
| Heating           | Boiler, Forced Air, Natural Gas                                                     |
| Cooling           | Central Air                                                                         |
| Fireplace         | Yes                                                                                 |

|                 |                                 |
|-----------------|---------------------------------|
| # of Fireplaces | 2                               |
| Fireplaces      | Gas                             |
| Has Basement    | Yes                             |
| Basement        | Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                     |
| Lot Description   | Landscaped, Lawn, Many Trees, Private, Views, Sloped Down |
| Roof              | Metal                                                     |
| Construction      | Concrete, Wood Frame                                      |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 6                  |
| Zoning         | Residential        |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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