

# \$789,000 - 41 Walking Plow Acres, Cowley

MLS® #A2230299

**\$789,000**

3 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 4.40 Acres

NONE, Cowley, Alberta

Welcome to the MD of Pincher Creek. Situated on 4.4 acres on the edge of the Oldman River Reservoir is this waterfront escape where your morning coffee comes with mountain views and world-class fly fishing is just out the door. Tucked along the shores of the Oldman Reservoir, this one-of-a-kind 1,257 sq. ft. 3 bedroom 2 bathroom cottage offers front-row seats to the Canadian Rockies and Livingston Range. With access to the legendary waters of the Crowsnest, Oldman, and Castle Rivers, plus hiking, skiing, biking, and kitesurfing all nearby – this is the ultimate basecamp for four-season adventure. Inside, the home is warm and thoughtfully designed, featuring a stunning soapstone wood-burning fireplace that anchors the open-concept living space. A cozy loft adds flexible room for guests, quiet mornings, or movie nights under the vaulted ceiling. From sunrise paddles to happy hour on the deck, this peaceful retreat offers the perfect balance of nature, comfort, and everyday magic. It's not just a getaway – it's the kind of place you never want to leave.

Built in 2006

## Essential Information

MLS® # A2230299

Price \$789,000

Bedrooms 3



|                |   |
|----------------|---|
| Bathrooms      | 2.00                                      |
| Full Baths     | 2   |
| Square Footage | 1,257                                     |
| Acres          | 4.40                                      |
| Year Built     | 2006                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 41 Walking Plow Acres        |
| Subdivision | NONE                         |
| City        | Cowley                       |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 0P0                      |

### **Amenities**

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 8                              |
| Parking        | Off Street, Multiple Driveways |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, Natural Woodwork, No Smoking Home, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Beamed Ceilings, Wood Windows |
| Appliances        | Built-In Gas Range, Built-In Refrigerator, Dishwasher, Washer/Dryer Stacked, Water Softener, Window Coverings  |
| Heating           | In Floor, Propane, Wood, Wood Stove  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Wood Burning, Free Standing, See Remarks  |
| Basement          | None   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Barbecue, BBQ gas line, Courtyard, Fire Pit, Lighting, Private Entrance, Private Yard, Storage                   |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle Sloping, Low Maintenance Landscape, Private, Views |

|              |                                       |
|--------------|---------------------------------------|
| Roof         | Metal                                 |
| Construction | Vinyl Siding, Wood Frame, Post & Beam |
| Foundation   | Slab                                  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | June 9th, 2025      |
| Days on Market | 2                   |
| Zoning         | Country Residential |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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