

# \$980,000 - 48 Moose Drive, Rural Rocky View County

MLS® #A2215331

**\$980,000**

3 Bedroom, 2.00 Bathroom, 2,360 sqft

Residential on 2.00 Acres

Wintergreen, Rural Rocky View County, Alberta

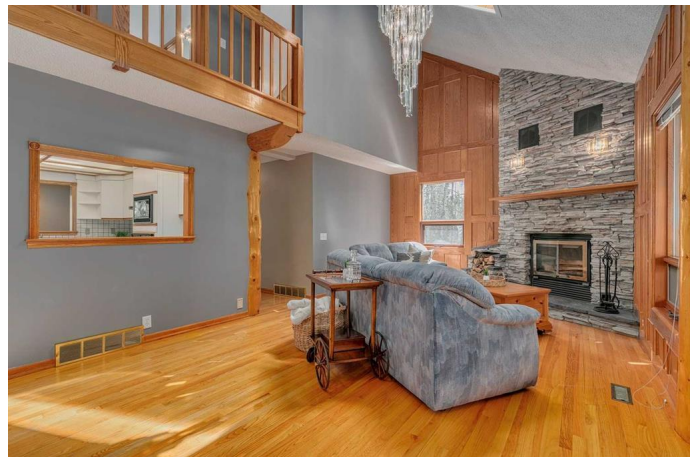
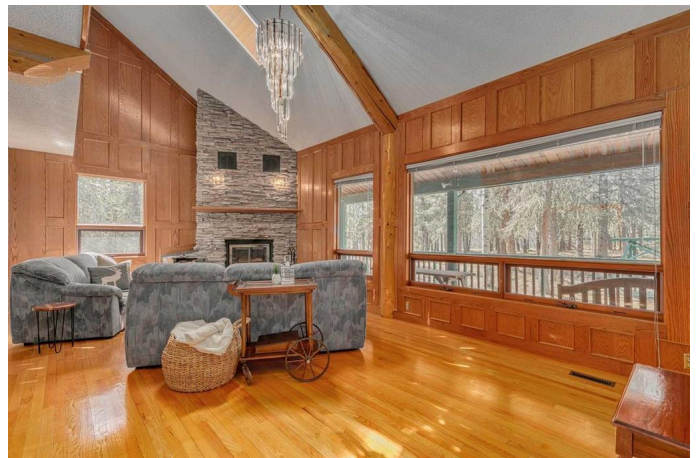
This is a rare opportunity to own a handcrafted cedar home where fine craftsmanship and forest living come together in perfect balance.

As you wind down the brick driveway, the world begins to quiet. Surrounded by towering evergreens and dappled sunlight, you arrive at a cedar-sided, custom-built home, perfectly nestled on two private, wooded acres in the highly sought-after community of Wintergreen. A covered wraparound deck extends along two sides, inviting you to relax and take in the peace of the forest around you.

This one-of-a-kind home was crafted with care and intention, blending seamlessly into its natural surroundings. Step inside, and youâ€™re immediately struck by the authentic post-and-beam construction, using logs sourced directly from the property. Rich wood tones, vaulted ceilings, and expansive windows create an inviting, light-filled space where nature feels like part of the design.

In the comfortable living room, a wood-burning fireplace adds warmth and ambiance, with large windows framing views of the forest beyond. A cozy breakfast nook, dedicated dining room, and separate laundry room.

The layout includes three thoughtfully designed bedrooms, each with generous light and calming woodland views. In addition,



there's a den for quiet moments, and a versatile hot tub room that could easily transform into an additional bedroom, home office, or private sanctuary.

The spacious walk-out basement is ready for your visionâ€”perfect for expanded living space, a workshop, or creative studio.

Outside, enjoy the quiet beauty of deer passing through, explore community trails, or spend time at the nearby golf course and serene lake. In the evenings, the wraparound deck becomes the perfect spot to look at the stars, embraced by the stillness of the woods.

The home rests on a well-built, engineer-certified wood foundation and designed with both stability and sustainability in mind. More information on wood foundations is available upon request.

Built in 1994

**Essential Information**

MLS® #	A2215331
Price	\$980,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,360
Acres	2.00
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	48 Moose Drive
Subdivision	Wintergreen

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L0K0

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Skylight(s), Tile Counters, Wood Windows
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Central, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

### **Exterior**

Exterior Features	Balcony, Built-in Barbecue, Fire Pit, Lighting
Lot Description	Gentle Sloping, Low Maintenance Landscape, Square Shaped Lot, Treed, Wooded
Roof	Asphalt Shingle
Construction	Cedar, Post & Beam
Foundation	Wood

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	R-CRD

### **Listing Details**

Listing Office	CIR REALTY
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