

# \$749,900 - 75 Deer Path Meadow, Fort Macleod

MLS® #A2227264

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 5.12 Acres

NONE, Fort Macleod, Alberta

75 Deer Path Meadow

Stunning Acreage with Rocky Mountain Views,  
Double Garage with a LEGAL Suite!

Welcome to Deer Path Meadow â€” A Rarely  
Found, Legally Suited Acreage with  
Unmatched Prairie and Mountain Views

Just minutes from historic Fort Macleod, in the  
quiet and coveted community of Deer Path  
Meadow, this exceptional 5.12-acre property  
offers a seamless blend of luxury, functionality,  
and the serenity of country livingâ€”without  
compromise.

Built in 2019, this acreage redefines what rural  
life can look like. From the moment you arrive,  
youâ€™ll feel the care and craftsmanship  
thatâ€™s gone into every corner of this home.  
High-end finishes throughout, multiple deck  
and patio spaces perfect for sunrise coffees or  
evening gatherings, and beautifully irrigated  
landscaping that surrounds the main house  
and carries over to a private sitting area with  
lower porch and second level deck for the  
suite. Every aspect of this property screams  
HOME!Â

The Main Residence

Step inside the main home and youâ€™re  
greeted with warmth, light, high ceilings, and a  
layout designed for connection and comfort.



Large windows frame panoramic prairie views, while west-facing spaces showcase the Rocky Mountains in full glory all year round. It's a place where peace meets purpose. The feel of and comfort of private country living without sacrificing modern luxuries.

### The Legal Suite Above the Shop

Here's where this property truly sets itself apart. Perched above the shop is a completely separate legal suite with its own entrance, loaded with character and absolutely breathtaking views. Whether you use it as a mortgage-helper rental, hobby studio, a guest house, a mother-in-law suite, or even your personal retreat, the possibilities are endless. Planning to expand the main home? Live in the suite while you build no construction chaos in your living space.

### The Lifestyle You've Been Waiting For

This is not your typical Southern Alberta acreage. This is for the buyer who wants space without isolation, style without excess, and a view that never gets old. With over 5 acres of land, you can grow, host, unwind, or invest this property adapts to your lifestyle.

Whether you're:

- A family needing room to breathe
- A couple ready to step up to acreage life
- A multigenerational household looking for separate spaces
- Or an investor eyeing income potential

this property checks every box.

Unparalleled views. Modern comfort. Country calm.

Just outside Fort Macleod.

LEGALLY suited.

Mountain and prairie views every single day.

This is more than a home. This is your next chapterâ€”written in wide open skies of southern Alberta.

Built in 2019

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2227264                         |
| Price          | \$749,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,348                            |
| Acres          | 5.12                             |
| Year Built     | 2019                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 75 Deer Path Meadow          |
| Subdivision | NONE                         |
| City        | Fort Macleod                 |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0Z0                      |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Oven, Refrigerator,                                                                                                            |

|                 |                                                      |
|-----------------|------------------------------------------------------|
|                 | Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating         | Forced Air                                           |
| Cooling         | Central Air                                          |
| Fireplace       | Yes                                                  |
| # of Fireplaces | 1                                                    |
| Fireplaces      | Electric                                             |
| Basement        | None                                                 |

## Exterior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Private Entrance, Private Yard, Rain Gutters                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Brush, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Native Plants, No Neighbours Behind, Private, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                                                               |
| Construction      | Cement Fiber Board, Concrete, Wood Frame                                                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                                                               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | CR             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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