

\$1,074,900 - 3 Ghost Country Place, Waiparous

MLS® #A2254303

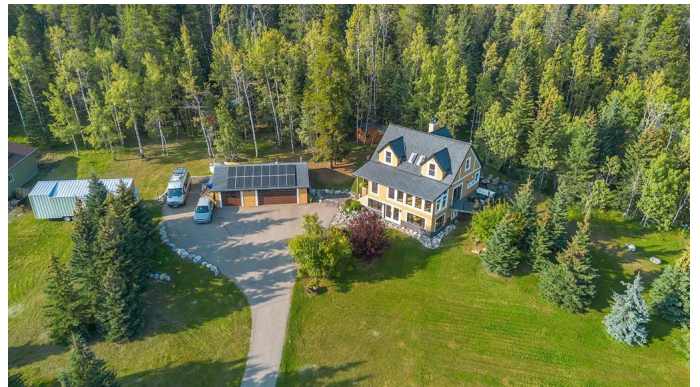
\$1,074,900

3 Bedroom, 3.00 Bathroom, 1,798 sqft

Residential on 1.54 Acres

NONE, Waiparous, Alberta

This is a once-in-a-lifetime opportunity to own a private piece of heaven nestled in a beautiful cul-de-sac against the Ghost/Waiparous Trails. The owners of this incredible oasis have lovingly updated and maintained both the property and home over the past 27 years. From the moment you enter, the sunlit rooms will envelop you with incredible warmth, and you will never want to leave! At just under 3000 square feet of developed living space this wide open plan is ideal for entertaining and large family gatherings. The unique features in this thoughtfully designed home are second to none, from the old-growth milled Grain Elevator Douglas Fir flooring to the custom-designed rare Garry Oak kitchen cabinetry planed from one single tree. The chef's kitchen is a culinary experience, boasting a huge kitchen eating island, quartz and maple countertops, a brand new Viking Professional Refrigerator, and a 36-inch, 6-burner Frigidaire Dual Range. It also features tons of cabinetry and drawers and a garden window above the kitchen sink overlooking the forest beyond. The cozy living room with Heritage Hearthstone airtight soapstone wood-burning fireplace is the perfect spot to snuggle up on those chilly winter nights. The transition to outdoor living from both the kitchen and living room is amazing, with access to a lovely, super private southeast-facing deck overlooking your beautifully treed yard, and to the huge locally sourced Rundle Rock rear patio with a



BBQ/dining area, fire pit, and multiple conversation areas. From the main level, the open staircase with double skylights leads you to the upper level's spacious bonus room with a vaulted beamed ceiling and garden doors out to a lovely balcony. The charming master suite with walk-in closet and direct access to spa like bathroom has the most amazing skylight above the bed and will definitely be a soothing, stargazing end to your day! The second bedroom on this level has a custom-built log A-Frame triple bunk bed that the kids or grandkids are going to love! Heading down to the lower level, you will love the fully finished walk-out basement with a gas fireplace. This is the perfect family fun place – the pool table and dartboard stay! The third bedroom is so pretty with sliding French doors, an adjoining dressing area, and an ensuite bath. This space could easily adapt to an art studio, exercise room, or so many other options for those not needing a third bedroom. The oversized, heated, and insulated triple garage is a handyman's delight, featuring a wood-burning stove, several workbenches, tons of cabinetry, and recently wired for an electric vehicle. Other recent upgrades include the main electrical and garage panel upgraded to 200 amp service 2021, hot water tank 2021 and solar panels 2019. This incredible location backs on the Ghost/Waiparous Trails consisting of 275 acres of endless hiking, biking and cross country ski trails and Waiparous Creek is a short stroll away!

Built in 1993

Essential Information

MLS® #	A2254303
Price	\$1,074,900
Bedrooms	3
Bathrooms	3.00

Full Baths	3
Square Footage	1,798
Acres	1.54
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	3 Ghost Country Place
Subdivision	NONE
City	Waiparous
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T4C 1B5

Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Paved, Triple Garage Detached, Workshop in Garage, Asphalt
# of Garages	3

Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Beamed Ceilings, French Door, Skylight(s), Solar Tube(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning, Free Standing
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Playground, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Treed, Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	60
Zoning	CR-GR

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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