

\$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 (Legal): 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 1999

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	1999
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	Electricity Connected, Natural Gas Connected, Water Connected, Cable Not Available
Parking	None
Waterfront	Creek

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Range, Other, Range Hood, Refrigerator, Stove(s), Washer/Dryer
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, Sloped Down, Views
Roof	Metal
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	18
Zoning	Residential

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.