

# \$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	5
Zoning	Country Residential

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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