

# \$998,500 - 121 1 Avenue, Namaka

MLS® #A2211360

**\$998,500**

7 Bedroom, 5.00 Bathroom, 2,762 sqft

Residential on 1.73 Acres

NONE, Namaka, Alberta

Idyllic DUAL HOME RETREAT in the Tranquil Hamlet of Namaka! Nestled on a sprawling 1.73-acre lot, this exceptional property offers TWO FULLY-CONTAINED homes, perfect for multi-generational living or combined families. The serenity of Namaka surrounds you, with nature right at your doorstep—great for cycling, nature hikes or set up the volleyball and badminton nets...even soccer nets! Fun fact: The Calgary Zoo has a conservation area just to the SE of this community! Enjoy a vibrant garden. In the evenings relax around the welcoming fire pit tucked away on the patio in the alcove at the back of the home...this is an ideal location for both relaxation and recreation. Main Home Features: Step inside the primary residence which is nearly 1600 sf, and be greeted by the grandeur of vaulted ceilings and the elegance of granite finishes. This spacious family home boasts four generous bedrooms and three luxurious bathrooms, ensuring ample space for family and guests. The heart of the home features an open-concept kitchen and living room flowing seamlessly onto a massive deck that spans across the rear of the home and wraps to the East, ideal for outdoor gatherings, enjoying breathtaking views and watching the outdoor activities. Additional highlights include a double attached heated garage for convenient storage and vehicle protection.

Secondary Home Features: The secondary home, equally charming coming in at about 1200sf, offers three additional bedrooms and



two bathrooms, making it perfect for extended family, aging in place parents or guests. Enjoy the benefits of its own fully-equipped kitchen, living room and den on the main floor, plus a family room, 2 additional bedrooms, and bathroom, providing complete independence and comfort. A triple car attached insulated garage with a dedicated workshop provides endless potential for DIY projects or hobbies.

**Outdoor Oasis:** This remarkable property doesn't stop indoors! Two large sheds provide ample storage for all your outdoor tools and toys. The partially fenced yard is an inviting haven for wildlife, with deer often wandering through the backyard. Enjoy the expansive space, complete with garden areas and plenty of room for outdoor activities. There is a fort for the kids and on 1.73 acres there is room for, well, let your imagination take over.

Experience the best of country living without sacrificing convenience—this captivating property in Namaka is not just a home; it's a lifestyle. Don't miss your chance to own this unique DUAL RESIDENCE offering tranquility, space, and endless opportunities for family fun and relaxation. There is a playground down the road at the community hall where many social events are held. Eagle Lake is just up the road. School buses pick up for transport to Strathmore only 12 minutes away. If you are commuting to Calgary its an easy 45 minute commute. Schedule with your Realtor®!

Built in 2002

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2211360  |
| Price      | \$998,500 |
| Bedrooms   | 7         |
| Bathrooms  | 5.00      |
| Full Baths | 5         |

|                |  |
|----------------|--|
| Square Footage | 2,762  |
| Acres          | 1.73   |
| Year Built     | 2002   |
| Type           | Residential                                    |
| Sub-Type       | Detached                                       |
| Style          | Acreage with Residence, Side by Side, Bungalow |
| Status         | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 121 1 Avenue     |
| Subdivision | NONE             |
| City        | Namaka           |
| County      | Wheatland County |
| Province    | Alberta          |
| Postal Code | T1P 2C9          |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 9  |
| Parking        | Double Garage Attached, Gravel Driveway, Insulated, Parking Pad, RV Access/Parking, Triple Garage Attached |
| # of Garages   | 5  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Jetted Tub |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove                                       |
| Heating           | Forced Air, Natural Gas, Combination, Electric  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Playground, Storage, Dog Run   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Lawn, No Neighbours Behind, Dog Run Fenced In |
| Roof              | Asphalt  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 19               |
| Zoning         | HRG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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