

# \$1,665,000 - 131 Rivers Bend Way, Dead Man's Flats

MLS® #A2185472

**\$1,665,000**

4 Bedroom, 3.00 Bathroom, 2,398 sqft

Residential on 0.12 Acres

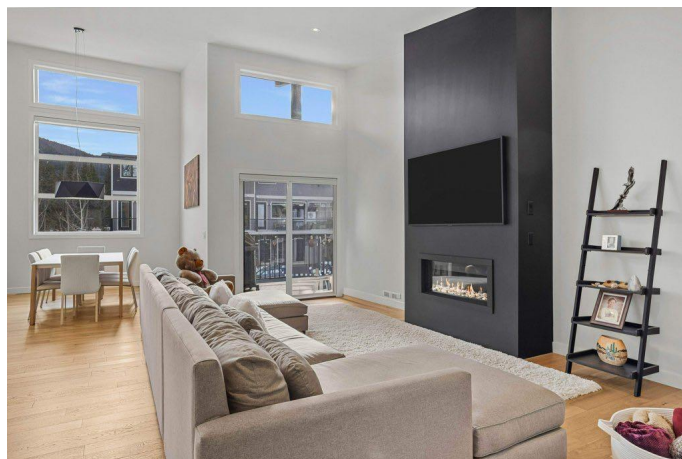
NONE, Dead Man's Flats, Alberta

This stunning home in Dead Man's Flats truly offers the best of mountain living, blending the serene beauty of the Rockies with modern comforts and functional spaces. Expansive outdoor deck and backyard are perfect for soaking in the surrounding nature, while the south-facing views and towering 15' lofted ceilings invite plenty of natural light. Custom-built kitchen island adds a touch of luxury and practicality, ideal for those who love to cook and entertain. The brand new spacious Legal suite downstairs is a huge bonus. The suite's separate amenities like in-floor heating, air filtration, and laundry provide added comfort and privacy. Plus, the oversized fully kitted out garage with radiant in-floor heat ensures you're ready for all seasons, offering ample storage space for gear, tools, and more. DMF is a wonderful community for families, offering easy access to the ice rink, parks and walking paths.

Built in 2019

## Essential Information

MLS® #	A2185472
Price	\$1,665,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,398
Acres	0.12



Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	131 Rivers Bend Way
Subdivision	NONE
City	Dead Man's Flats
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0K5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Open Floorplan, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Built-In Refrigerator, ENERGY STAR Qualified Dishwasher, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Balcony, Storage, Barbecue
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 5th, 2025
Days on Market	151
Zoning	12

## Listing Details

Listing Office RE/MAX Alpine Realty

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.