

\$850,000 - 309 Alta Vista Boulevard, Carmangay

MLS® #A2257200

\$850,000

3 Bedroom, 2.00 Bathroom, 1,710 sqft

Residential on 13.49 Acres

NONE, Carmangay, Alberta

Welcome to 309 Alta Vista Blvd., a modern ranch-style oasis perfectly situated on 13.49 picturesque acres in Carmangay, Alberta. Backing onto the serene Coulee and the soothing flow of Little Bow River, this property offers the intimate charm of small-town living with all the comforts of modern design—only 40 minutes from Lethbridge and 15 minutes from Vulcan.

Built in 2018, the slightly over 1,700 ft² bungalow marries contemporary style with top-tier construction. The home features durable ICF block walls paired with Lux triple pane windows and spray foam insulation, ensuring energy efficiency and year-round comfort. Enjoy the luxury of in-floor heating and a state-of-the-art HRV system that circulates fresh air throughout the residence. An on-demand hot water system and 200 amp service. Step inside to discover a modern aesthetic defined by concrete floors, a shed roof vault design with additional transom windows, and a striking three-sided fireplace that creates a captivating focal point in the living area. The expansive kitchen is designed for the modern chef, boasting a built-in fridge & freezer, wall oven & microwave, five-burner gas cooktop, butcher block countertops, granite counters, stainless steel backsplash, and a convenient corner pantry—perfect for gourmet gatherings and everyday meal prep. The soaring ceilings flow gracefully into the primary bedroom, a tranquil retreat with awe-inspiring views of the coulee. Elegant



barn doors separate the spacious closets, the ensuite has double sinks, a large tiled shower and a thoughtfully placed window flood the space with natural light. Two additional bedrooms, divided by a stylish black metal and glass barn door, share a full bathroom featuring a generous five-foot tile shower, ensuring ample space for family or guests. Practicality meets design with abundant built-in storage right from the welcoming entrance, complemented by a laundry room and a discreet mechanical room tucked behind the kitchen. For those looking to harness the beauty of nature, the property offers access to river water, supplying up to 1,000 m³ a year for your yard and garden needs. All the conveniences of modern town living are at your fingertips with in-town water. Outside, enjoy low maintenance yet eye-catching curb appeal. The exterior is finished in dark, rich colours accented with textured steel details. A detached triple-car garage spans an impressive 32 feet wide by 24 feet deep, featuring three overhead doors—one operated remotely—for all your storage and vehicle needs. Between the home and garage, a specially protected area hosts a hot tub, windscreen, and fire pit area, creating an ideal outdoor retreat. The natural landscaping around the house artfully blends with the surrounding coulees. Larger decorative shrubs add captivating texture while maintaining a seamless connection to the land, making this property a perfect sanctuary for those who appreciate modern comforts amid rustic beauty.

Built in 2018

Essential Information

MLS® #	A2257200
Price	\$850,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,710
Acres	13.49
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	309 Alta Vista Boulevard
Subdivision	NONE
City	Carmangay
County	Vulcan County
Province	Alberta
Postal Code	T0L 0N0

Amenities

Parking	RV Access/Parking, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry
Appliances	Built-In Freezer, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, No Neighbours Behind, Private
Roof	Metal
Construction	Metal Siding, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	2
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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