

\$885,000 - 4 Forestry Trail, Waiparous

MLS® #A2267327

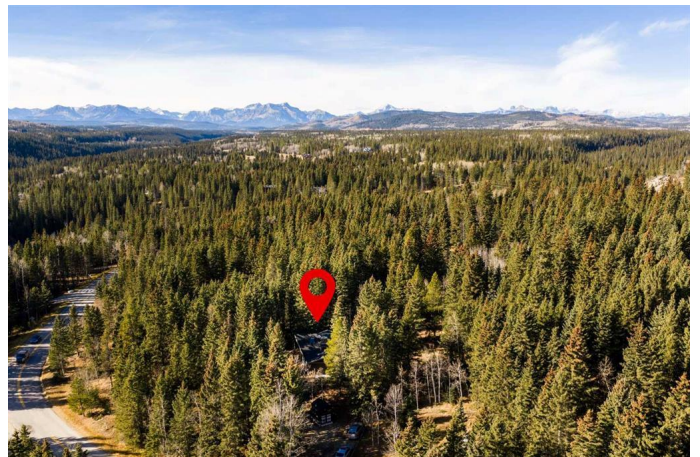
\$885,000

4 Bedroom, 3.00 Bathroom, 1,653 sqft

Residential on 0.68 Acres

NONE, Waiparous, Alberta

Welcome to 4 Forestry Trail in Waiparous Village – an enchanting home surrounded by trees. With over 3400 sq. ft. of total living space, this 4-bedroom, 3-bath home is full of character and light. Unlike many newer builds that feel the same, this home is anything but ordinary – whimsical, inspiring, and full of character and charm. Whether you’re an artist, nature lover, or dreamer at heart, this is a place where creativity and calm come naturally. The soaring vaulted ceilings on the main level are tall enough for the grandest Christmas tree, while expansive windows and open studio areas make this an artist’s dream. Step outside to the huge wrap-around deck and take in the serene forest views, complete with a recessed fire pit, tranquil water feature, greenhouse, wood shed, and even berry bushes. The main level features an open kitchen, walk-in pantry, large dining area, gas fireplace in the living room, 2 bedrooms, full bath, and 2 access points to the outdoors. The upstairs loft makes a perfect primary bedroom with 3 piece ensuite. The lower walk-out level features an additional bedroom, large bathroom, and 2 designated living areas and a wood stove. A unique feature is the large 4 season sunroom/foyer that makes a perfect art studio or hobby area. This room has in-floor heating, which runs through the lower and main levels, and is surrounded by windows overlooking the beautiful trees. The home is meticulously cared for with numerous updates: new roof (2020), IBC boiler (2023),



UV filtration (2022), reverse osmosis, sink & dishwasher (2024), central vac (2025), new carpet (2025) and a new wooden deck (2025). Enjoy walking access to the Ghost River, fishing, and endless trail systems – all while living harmoniously among wildlife. Just 30 minutes to Cochrane, 15 to Ghost Lake, and 40 to the mountains. A truly whimsical, inspiring home that stands apart from the rest.

Built in 1998

Essential Information

MLS® #	A2267327
Price	\$885,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,653
Acres	0.68
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	4 Forestry Trail
Subdivision	NONE
City	Waiparous
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T4C 1B7

Amenities

Parking Spaces	6
Parking	Gated, Parking Pad

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Pantry, Skylight(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer, Window Coverings, Wine Refrigerator
Heating	Baseboard, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Reverse Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Wood

Additional Information

Date Listed	October 28th, 2025
Days on Market	11
Zoning	R1

Listing Details

Listing Office	Royal LePage Benchmark
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