



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**62407 Range Road 431  
Ardmore, Alberta**

**MLS # A2213642**



**\$2,350,000**

<b>Division:</b>	Ardmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,941 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Detached, Garage Door Opener, Heated Garage,		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Irregul		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	25-62-3-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Log, See Remarks, Stone, Wood Frame	<b>Zoning:</b>	60
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** N/A

Dreaming of your own OASIS? Here's a one-of-a-kind paradise of your own overlooking 160 acres of Pine trees, trails, crown lands and creeks. The craftsmanship in this Log house is beyond your expectations and dreams. This 3-bedroom log house and four bathrooms and 3 bedrooms in the guest house. In the main house, you will be greeted with high ceilings living room and that country style feeling showing off your river rock fireplace, beautiful designed tile entry way c/w in-floor heating, and hardwood floors. The very spacious kitchen with an island, equipped with High end appliances (Elmira stove), a walk-in pantry, a mudroom and a 2-piece bathroom. The very large dining room that can accommodate all your guest and family plus the breakfast area with access to the wrap around deck with spectacular view of the ravine. The upper level is just the best Master bedroom you ever have with two large walk-in closets for his and hers, master 6-piece ensuite with your raised bathtub with the towering trees view from the big window while relaxing and enjoying your me time, on the other side of the master bedroom you also have your own living room or office area that you can unwind and just watch your favorite TV show and another gas fireplace. In the basement it has a slab in floor heating so to keep your bare feet warm even in the winter time, and a large bedroom, 3 piece bathroom, a theatre room, best of the best it is equipped with an indoor archery range, laundry room with washer sink, furnace room, utility room equipped the best water softener, a walk out through the side of the house that you can sit and enjoy the outdoor and fresh air breeze overlooking the green space. The guest house has 3 bedrooms a kitchenette and the 2-boiler heated detached garage. Also, you have a 60'x45' Quonset with work shop and a 35x28

insulated barn that currently houses donkeys. Moreover, all the bathroom sinks are imported from Mexico, the dining room set, and all the trophies has a story. This is a very private property that offers you a year-round adventures like hunting, hiking, quadding, and horseback riding and an investment opportunity to turn it into something recreational for the Winter and Summer. Also, the property has an oil well lease with a \$2,900 revenue per year. This is very secluded, gated property and you have all the privacy!