



**GRASSROOTS**  
REALTY GROUP

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**32101 50 Range**  
**Rural Mountain View County, Alberta**

**MLS # A2219711**



**\$1,199,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,875 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	7-32-4-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	R-CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

NEW PRICE =s NEW OPPORTUNITY!!!!...OPEN HOUSE CXLd Due to Weather....Discover the pinnacle of country living with this stunning custom-built log home, perfectly nestled on 5 acres along a tranquil no-through road. Boasting over 1,800 square feet of thoughtfully designed living space, this exquisite residence features 3 spacious bedrooms, 2 modern bathrooms, and an oversized garage, all harmoniously blending rustic charm with contemporary comforts. Step onto the expansive front porch, framed by four unique log pillars, and prepare to be captivated. As you enter, you're welcomed by a generous foyer that opens to a bright and airy living, kitchen, and dining area, bathed in natural light and accentuated by soaring vaulted ceilings. Venture beyond the living room to find two inviting bedrooms, a stylish three-piece bathroom, and a beautifully appointed primary bedroom complete with a walk-in closet and a luxurious three-piece ensuite. Convenience is key, with a dedicated mudroom and laundry room leading to the garage (33'x 23'x 3'), which continues the home's rustic elegance with two picture windows and practical floor drains. Outside, the property is fully fenced and cross-fenced with seasonal pond, RV parking pad with power and water and an automatic heated waterer for your four-legged companions. Don't miss this extraordinary opportunity—call today to schedule your private tour and experience the magic of this remarkable home!