



GRASSROOTS
REALTY GROUP

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32022 Township Road 440
Rural Ponoka County, Alberta

MLS # A2224030



\$1,094,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,207 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	3
Garage:	Driveway, Parking Pad		
Lot Size:	30.00 Acres		
Lot Feat:	Landscaped, Pasture, Treed		

Heating:	Boiler, In Floor, Propane	Water:	Well
Floors:	Laminate, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-44-3-W5
Exterior:	Log	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Cable Not, Electricity Connected, Phone Connected, P
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings		

Inclusions: Log benches in back yard, Log bar in back yard, Raised flower bed boxes in back yard, 2 full wood sheds, Metal storage rack in cold room and storage room, Raised garden bed boxes, Grain shed on skids, Storage shed on skids, All Shelving in shop, Deepfreeze, Desk and Work Table in library/office, Cat Pumps Model 310S Pressure Washer

Rarely does a property strike this kind of balance—where mature, natural beauty, thoughtful infrastructure, and exceptional upkeep come together. Backed by towering spruce a fenced pasture, this 30+/- acre setting is anchored by 3200 +/- sq ft of custom handcrafted log home that shows like new. At the heart of this amazing property is the 2002, six bedroom, three-bathroom custom-built log home! Meticulously maintained, fully sanded and re-stained in 2024, this revitalized home presents like it is brand new. The carefully manicured yard and covered front entrance draw you into the expansive living area. Upon entering, you are greeted by a spacious floorplan, flooded with natural light and a soaring ceiling that showcases the 22 ft floor-to-ceiling cultured stone, 2-sided wood burning fireplace complete with warming oven. This custom fireplace adds a touch of grandeur but also efficiently warms and circulates heat. The kitchen in this remarkable home is equipped with stainless appliances (including 5 burner gas stove) knotty pine cabinets, island, and pantry. The primary bedroom has an impressive walk-in closet and beautiful 5pc ensuite including corner soaker tub, separate shower and dual sinks. An additional bedroom, 4pc bathroom and spacious back entrance completes the main level. The upper level of the home introduces a TV room / sitting area featuring custom log railing overlooking the living room. Two bedrooms - one of which doubles as an office space with custom built-in shelving, desk, and table. Each bedroom offers vaulted ceilings and extra storage. The basement has a wood-burning stove, spacious areas for gathering, a bedroom, four-piece bathroom, laundry room, a separate cold-room and an additional room ideal for extra storage, exercise, craft or additional bedroom. The outdoor living spaces are equally impressive. With massive spruce trees

measuring up to 8 feet in diameter overlooking the back yard, the hand cut log furniture, back deck and expansive patio provides the perfect spot for enjoying the serenity of the yard while remaining versatile enough to properly entertain. The thoughtfully designed firepit area adds a cozy gathering spot for chilly evenings while the second firepit and powered locations give way for your friends to gather. The property features several well-maintained outbuildings a hip-roof barn, feed shed with adjacent steel pens and heated water. With a 4836 sq ft shop, this versatile space is divided into separate work areas. The first heated section of 1,512 sq ft, insulated workspace has concrete, radiant tube heaters and (1) 12'x16' overhead door. A parts room, mezzanine office, storage and multiple built-in features add to the functionality of this shop. There is also a 3,216 sq ft pole shed on concrete equipped with (2) 18'x20' overhead doors, radiant tube heaters, and plumbing for in-floor heating, waiting to be lined and insulated. Residential, small-scale agricultural, trucking operation, mechanical shop.