



GRASSROOTS
REALTY GROUP

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19, 6120 Township Road 324
Rural Mountain View County, Alberta

MLS # A2224185



\$1,174,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,683 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Gravel Driveway, Insulated, Triple Garage		
Lot Size:	9.11 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Lawn, Pasture, Square Shaped Lot, Treed, Wo		

Heating:	In Floor, Fireplace Insert, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt, Pine Shake, Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-32-6-W5
Exterior:	Log, Masonite, Wood Frame, Wood Siding	Zoning:	R-CR
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone, Satellite Internet

Features: Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: 3 containers of chinking material (\$2500 value), wood stain, paint, box of calking, green tin for roof and eaves, 3 bundles of asphalt shingles, cement landscaping stones, extra cultured stone siding

Dreaming of a serene lifestyle just minutes from town? This stunning log home offers 1,683 sq ft of charm and comfort, ideally located near river access and scenic crown land walking trails. The bright, open-concept main floor features vaulted ceilings, abundant natural light from skylights and large windows, and a beautifully finished kitchen with granite countertops, a glass backsplash, and maple cabinetry. The cozy living room offers both a wood-burning stove and gas fireplace insert—perfect for chilly evenings. The spacious primary bedroom includes sunset views, a walk-in closet, and a private ensuite. The fully finished basement adds two more bedrooms, a generous family room, a rec area, and ample storage. Outside, enjoy a triple detached garage with a heated workshop—ideal for hobbies or a home business. Relax in the fenced garden with saskatoons, haskaps, apple trees, and rhubarb, or gather around the fire pit area for memorable evenings under the stars. A nature lover's paradise that blends rustic elegance with everyday convenience.