

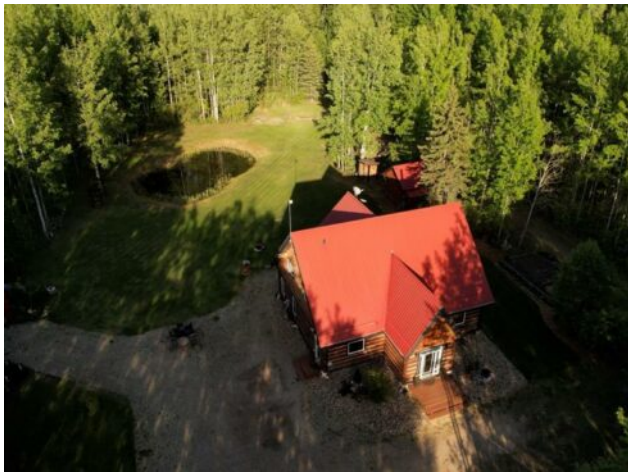


GRASSROOTS
REALTY GROUP

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**69479 RR 72 Range
Grovedale, Alberta**

MLS # A2225657



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	2,289 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Gravel Driveway, Off Street, Oversized, Owned		
Lot Size:	4.78 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Log	Zoning:	CR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

Surrounded by trees and the sounds of nature, this beautiful custom log home sits on nearly five acres of land—with a pond, a garden, and plenty of space to explore. The labour saving, remote irrigation system, will keep your back yard green and lush all season! And it can be extended into the front yard, with minimal effort! Only 20 minutes from the city, minutes from Nitehawk Year Round Adventure Park, Grovedale Golf and Country Club, and forests and trails for miles and miles. Built with quality DOVETAIL log construction, this home offers over 3,500 sq ft across four levels. Inside, you'll find soaring 27- foot vaulted ceilings, a stunning stone fireplace, and warm wood finishes that make the space feel cozy and timeless. The open concept is great for entertaining and large families! The main floor includes the primary bedroom with a private ensuite, plus an additional bathroom for guests. Hardwood floors, stainless steel appliances, and mosaic tile bring together rustic charm and everyday function. Upstairs, an open loft area leads to a serene private balcony with views of the backyard and pond. Two more bedrooms and a bathroom complete this level. At the very top, there's a small third-floor loft—perfect for a reading nook, craft room or tucked-away play area. The fully finished basement features a home theatre ready for surround sound and games room—great for movie nights or hosting friends. Outside, enjoy a peaceful dugout pond, garden space, a firepit, and two fully serviced RV pads. Several outbuildings including a huge garden shed with overhead door for those toys! This property has been enjoyed over the years as a RETREAT CENTER, WEDDING VENUE, and has hosted many LARGE EVENTS AND GATHERINGS. These owners have meticulously curated every detail from wood beam to garden

bed and everything in between! A property this special and unique doesn't come along very often if ever! Come see it for yourself—you'll feel the difference the moment you arrive.