



GRASSROOTS
REALTY GROUP

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354001 320 Street W
Rural Foothills County, Alberta

MLS # A2230247



\$2,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,462 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Gravel D		
Lot Size:	83.00 Acres		
Lot Feat:	Back Yard, Cleared, Creek/River/Stream/Pond, Farm, Front Yard, Garden, La		

Heating:	Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Concrete, Slate, Vinyl Plank	Sewer:	Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	27-20-4-W5
Exterior:	Concrete, Log, Stone	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Wood Windows		
Inclusions:	TV & TV wall mount, Tin Shed, Old Truck, Starlink Satellite Dish, Bed Frame in Primary Bedroom, Built in Speakers, Custom made Fireplace		

Welcome to one of Southern Alberta's most extraordinary multi-generational property — 83 acres of rolling hills, lush forest, open pasture + hay & accented with private river access on both sides of the river. Backing onto Kananaskis Country with jaw-dropping views of the Rocky Mountains, John Ware Ridge & the expansive valley below, this custom handcrafted log bungalow is a rare combination of natural beauty, rustic luxury, and complete seclusion. Winding past a scenic pond, next to forest & pasture with treated rail and barbed wire fencing, this private retreat opens to a beautiful log home - no detail has been overlooked. The main floor is stunning — open concept with vaulted 17-foot ceilings, expansive windows, and a full-length covered back deck designed to frame Alberta's legendary big sky sunsets. The showpiece wood-burning fireplace stretches the length of the living space, creating a cozy focal point for games nights, family gatherings, or curling up with your fur babies. The massive kitchen, complete with black leather finish granite countertops, flows seamlessly into an oversized dining space, ideal for entertaining. The home features an oversized double attached garage! The walkout lower level is bright & airy with great natural light and offers thoughtfully designed spaces. Renovated in 2015, both bedrooms feature custom built-in cabinetry and custom-built bed frames. A second bedroom with its own built-in features and a large full bathroom also located on this level, along with a dedicated home office. The primary bedroom is a tranquil & offers views of the mountains and rolling hills. With a fabulous walk-in closet & spa-like ensuite, complete with a built-in massage bed and his and hers sinks, you feel like being in heaven. In-floor heating throughout the basement ensures year-round comfort. Recent updates include new

vinyl plank flooring (2021), new refrigerator (June 2025), updated interior and exterior lighting, freshly stained exterior logs, and a repainted deck (2025). The home also features a gas-supplied outdoor BBQ and a custom-built outdoor fireplace, perfect for enjoying peaceful evenings in nature. The full-width glass-paneled back deck offers multiple cozy corners to enjoy privacy, weather protection, and spectacular west-facing sunset views. The land itself is as impressive as the home with a mix of open grazing land and hay field at the top near the entrance, natural spruce tree growth, mature vegetation and forests, and a scenic rock pathway leading down over rolling land & the river. A newly built 24' x 20' three-sided tin shed (2023) adds functionality to the property. Option for two homes under MD of Foothills bylaws (over 80 acres), this estate offers future potential while ensuring complete privacy with no visible neighbors. Wildlife roams freely—moose, elk, deer, bears, fox, and turkeys—all add to the magic. Whether putting your toes in the river during the summer, fishing, or riding your horse, this land is one of a kind!