



**GRASSROOTS**  
REALTY GROUP

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**272240 Grand Valley Road**  
**Rural Rocky View County, Alberta**

**MLS # A2241788**



**\$2,350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,597 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	82.60 Acres		
<b>Lot Feat:</b>	Farm, Pasture, Rolling Slope, Treed, Views		

**Heating:** Forced Air, Natural Gas, Wood, Wood Stove

**Floors:** Carpet, Ceramic Tile, Hardwood, Linoleum

**Roof:** Metal

**Basement:** Finished, Full

**Exterior:** Log, Stucco

**Foundation:** Poured Concrete

**Features:** Jetted Tub, Pantry, Skylight(s), Vaulted Ceiling(s)

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** 14-27-5-W5

**Zoning:** RF-2

**Utilities:** -

**Inclusions:** Basement Refrigerator, White Cupboards and Workbench in Garage, Garage Heater / In Guest House - Refrigerator, Electric Range, Table & Chairs, Couch

This extraordinary 82+ acre property offers a rare blend of natural beauty, privacy and limitless potential. Perfectly situated with sweeping views of the iconic Wildcat Hills, this exceptional property is ideal for a private family haven, income-generating retreat, or hobby farm - the possibilities are endless. At the heart of the property is a warm and welcoming custom-built hybrid log and stucco ranch-style home. As you step into the foyer, you're immediately captivated by the hand-crafted log staircase and stunning fir log beams in the vaulted Great Room. The newly renovated kitchen is a chef's dream, featuring a professional-grade gas cooktop, double built-in ovens, and abundant prep space for entertaining or everyday living. The cozy primary suite offers a tranquil escape, complete with a private staircase leading to an upper-level office, finishing this upper level there is two custom family rooms - perfect for remote work, creative activity, or quiet relaxation. A beautifully designed 2nd primary bedroom retreat on the main floor offers spa-like comfort with a Japanese Tub and private deck. Every room in the home showcases breathtaking views of the surrounding landscape, while the U-shaped layout opens onto a serene courtyard - an ideal space to gather to unwind, and watch wildlife or children play. The lower level includes two spacious bedrooms, a full bathroom and ample storage options, including cold storage rooms and a large space behind the garage - ideal for items such as skis, bikes, and other oversized equipment. Beyond the main home, the property features an impressive array of thoughtfully designed structures: A self-contained Log Guest Cottage with kitchen, living room, bedroom and bathroom complete with its own well and septic system. A High-end Heated Geodesic Dome with in-floor heating which is also extended to the surrounding concrete - ideal for

yoga, events, glamping or studio space. There is also a Delightful Log Bunkhouse with solar power and a composting toilet, perfect for guests or an inspirational space for an artist or writer - Custom Greenhouse for year-round growing. - Chicken House or Storage Building - Small Barn ready for livestock or horses - Outdoor Riding Arena for equestrian enthusiasts. Bring your vision, your animals, and your dreams - this spectacular property invites you to create a life of beauty, purpose, and possibility. Contact your trusted REALTOR® today to arrange a private tour of this one-of-a-kind Life Style Country Escape!