



**2616 Valley Ridge Drive  
Frank, Alberta**

**MLS # A2279173**



**\$1,348,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,042 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	3.11 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Lawn		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Other	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Sauna, TV Mounts, Greenhouse, Garden Shed, Raised Garden Beds, Hoses (tree rows & yard), 2 wine refrigerators, freezer (butler's pantry)

Luxury mountain living in the heart of the Crowsnest Pass. Located in the sought-after Valley Ridge Estates of Frank, this beautifully designed home offers over 2,000 square feet of thoughtfully crafted living space surrounded by some of the most spectacular scenery in Southern Alberta. Large windows frame stunning Rocky Mountain views, creating a bright and welcoming atmosphere throughout the home. The open living space features a beautifully appointed kitchen, spacious dining area, and an inviting living room with fireplace &mdash; perfect for relaxing after a day of hiking, skiing, or exploring the surrounding mountains. The home offers three bedrooms and three bathrooms, providing comfortable space for family or visiting guests. A heated garage and generous storage areas add convenience for vehicles, outdoor gear, and recreational equipment. Valley Ridge Estates is one of the most desirable communities in the Crowsnest Pass, offering privacy, natural beauty, and quick access to year-round recreation including Castle Mountain Resort, world-class hiking, fishing, and Waterton Lakes National Park. Whether you are looking for a full-time residence or a mountain escape, this exceptional property offers a rare opportunity to enjoy the best of Alberta's mountain lifestyle.