



**GRASSROOTS**  
REALTY GROUP

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**215012 RR 254**  
**Rural Vulcan County, Alberta**

**MLS # A2088360**



**\$1,950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,900 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	27.82 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Private, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partially Finished, Walk-Out To Grade	<b>LLD:</b>	32-21-25-W4
<b>Exterior:</b>	Log	<b>Zoning:</b>	Rural General
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Steam Room, Storage, Walk-In Closet(s), Wood Counters

**Inclusions:** Na

**PRICE REDUCTION!! CALLING ALL MECHANICS & TRUCKERS!** Just 40 minutes to Calgary, sits this 4-bedroom, 3-bath log home with massive shop! Situated on 27 acres this 1800+ sq ft home is bathed in natural light and offers breathtaking views of the Bow River Valley. Enjoy stunning sunsets on the wrap-around porch or from the private master loft balcony with a hot tub! The walk-out and open concept floor plan, adorned with natural wood, creates a tranquil cabin-like retreat. Cozy up to the wood-burning stove on chilly winter nights, surrounded by the charming earthy interior. The master bedroom loft features his and hers walk-in closets, an ensuite with dual vanities and a steam shower, a private balcony with a two-person hot tub, and even a laundry shoot. Entertain in the gourmet kitchen while your guests gather around the live-edge island. Don't miss the exceptional 5100 sq ft shop &ndash; a dream for mechanics or a trucking company! This shop is complete with floor drainage, a 16x12 walk-in cooler, radiant heating, 3 over-head cranes ( 1 x 3 ton; 2 x 1 ton), car/truck hoists, bathroom, laundry facilities, 3500 gallon diesel storage, a 1900 sq ft man-cave/office, and an illegal suite. This shop is top of the line and a must-see! Please note, access to the property requires an appointment as it is a working property, and the listing agent must be present for all showings. \*\*\*\* PROPERTY IS SOLD &ldquo;AS IS WHERE IS&rdquo;;\*\*\*\* NO WARRANTIES OR REPRESENTATIONS\*\*\*\*