



GRASSROOTS
REALTY GROUP

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215012 RR 254
Rural Vulcan County, Alberta

MLS # A2088360



\$1,800,000

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

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

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!! Mechanics & Truckers – This One’s for You! Only 40 minutes from Calgary, this incredible 27-acre property is the perfect blend of rugged utility and rustic charm. Featuring a stunning 4-bedroom, 3-bath log home with over 1,800 sq ft of sun-soaked living space and breathtaking Bow River Valley views, this is a rare opportunity for those seeking both comfort and functionality. Step inside to find a warm, open-concept layout with rich natural wood finishes and a cozy wood-burning stove that gives this home a true cabin retreat feel. The spacious master loft offers his-and-hers walk-in closets, a luxurious ensuite with steam shower and double vanities, a private balcony, and even a two-person hot tub for ultimate relaxation. Enjoy morning coffee or evening sunsets on the wrap-around porch, or entertain guests in the gourmet kitchen featuring a live-edge island centerpiece. But what truly sets this property apart is the exceptional 5,100 sq ft shop – an absolute dream for mechanics, truckers, or entrepreneurs! Fully equipped with: Floor drainage 3 overhead cranes (1 x 3-ton, 2 x 1-ton) Car/truck hoists Radiant heat 16x12 walk-in cooler On-site bathroom & laundry 3,500-gallon diesel storage tank 1,900 sq ft man-cave/office space Illegal suite for additional income or staff accommodation Whether you're running a business or simply need the space for your lifestyle, this one-of-a-kind property delivers it all. Don't miss your chance to own this versatile, top-tier setup – book your private tour today!