



GRASSROOTS
REALTY GROUP

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215012 RR 254
Mossleigh, Alberta

MLS # A2088360



\$2,150,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 1,900 sq.ft. | Age: | 2016 (8 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: | - |
| Floors: | Hardwood | Sewer: | - |
| 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!! 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 – 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 “AS IS WHERE IS”;**** NO WARRANTIES OR REPRESENTATIONS****