



GRASSROOTS
REALTY GROUP

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34226 Range Road 43
Rural Mountain View County, Alberta

MLS # A2116994



\$3,900,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,243 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	154.03 Acres		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-34-4-W5
Exterior:	Log	Zoning:	1
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Primary Downstairs, Vaulted Ceiling(s)		

Inclusions: Convection oven/Microwave, Hood Fan, Gas Stove, Fridge, Dishwasher, Trash Compactor, R/O System, Water Chiller, Washer/Dryer, Wood Burning Stove, All Window Coverings, TV, Desk, Filing Cabinets, Hot Tub, Firewood Storage Rack, Barn/Arena/Pens: 6 stalls, mats, saddle racks and bridle hooks, extra panels, Shop: Air compressor, cabinets, TV, Fans

Nestled in the heart of nature, this 1.5 storey log home built by Langberg Log Homes provides a magical place to live and work. Just minutes to Sundre but offering the peace and tranquility you've been dreaming of; you'll feel like you're on a permanent vacation thanks to this enchanting location backing onto the river. Sitting on 154 acres, this 3 Bed, 2.5 Bath home is sure to impress with the attention to detail and craftsmanship from the old growth red cedar logs, hardwood floors to the genuine elk antler chandelier that adorns the vaulted ceiling. Cook for the family and entertain guests in your stunning Kitchen, complete with knotty hickory cabinets, gas stove, black metal hood vent, and granite counters. Enjoy the cozy warmth of the wood burning stove, the spaciousness of open-concept living, and the gentle sound of water trickling down the two-storey waterfall feature. You can extend your living space outside with the upper and lower wrap-around decks and experience the natural landscape and wildlife of this magnificent location. Enjoy the privacy of the upper loft as an office or extended living area with expansive views in all directions. The concrete tile roofing system is built to last, while a Connect2Go security system and smart home set-up provide peace of mind. Other great features of the home include: sonos sound system throughout, reverse osmosis water system and spa like bathrooms. If your guests desire an even more rustic experience, that can be accommodated with the cute cabin and camping area tucked away in the woods. A horse or animal lovers dream, this property offers abundant space for indulging in your equestrian hobbies, including a 60x40 barn with 6 custom stalls, wash rack & tack room, an 80x200 indoor riding arena (with kick wall - insulated and vapor barriered), additional 20x180 hay/storage, 9

livestock pens with custom steel shelters, waterers, 140x225 outdoor riding arena, round pen, several pastures and 2 dugouts. There is also a place to work on equipment or run your own home-based business, thanks to a 26x36 shop and 120x75 cement pad (with infloor heating & 20x100 wash bay) that is ready for another shop to be built if you desire. The indoor riding arena/barn could also be used for other types of livestock or converted into a shop, so whether you're a hobbyist or a professional, you'll appreciate the convenience, diversity, and functionality these spaces offer. Getting here is a breeze thanks to being situated just off pavement and the proximity to Hwy 587 and an easy one hour commute to Calgary. Or use the helicopter pad in your own backyard! Situated on the Red Deer River, this property allows you to indulge in breathtaking views, peaceful walks along the riverbank, and the opportunity to immerse yourself in outdoor activities such as river boating, fishing, hunting, kayaking, paddle boarding, and hiking. Your Dream Awaits: Don't miss the opportunity to make this stunning property your very own.