



GRASSROOTS
REALTY GROUP

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**2712 Valley Ridge Road N
Frank, Alberta**

MLS # A2138561



\$985,000

Division:	Frank		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,514 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, Single Garage Attached		
Lot Size:	3.11 Acres		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Garden, Landscaped, Many Trees, Native		

Heating:	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	6-8-3-W5
Exterior:	Log	Zoning:	GCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Recessed Lighting, Separate Entrance		
Inclusions:	Hot Tub with Cover		

Welcome to 2712 Valley Ridge Road in the picturesque Crowsnest Pass! Nestled on 3.1 acres of stunning mountain terrain, this outstanding and meticulously cared for log home boasts luxury and convenience. The home features 4 bedrooms — with 3 very large rooms boasting their own ensuite, high ceilings, and quality finishes. Enjoy high-end kitchen appliances, granite countertops, electric blinds, new windows, and even an ELEVATOR! Relax in the indoor hot tub area, enjoy the convenience of main floor laundry, and appreciate ample storage with a downstairs heated workshop space. You will find a separate 30' x 26' x 7' shop in the back with a private bachelor suite on top — which includes washer/dryer, a full kitchen (with dishwasher), one bathroom, and two private balconies. Additional features include a detached heated garage, storage sheds, greenhouse (fit with electrical/furnace/water), wet bar, wood-burning fireplaces, water softener, sunroom, and a pet ramp from the main floor to the basement. Don't miss out on this mountain living opportunity—contact your favourite REALTOR® today!