



**10401 118 Avenue  
Fairview, Alberta**

**MLS # A2170185**



**\$458,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Side, Gravel Driveway, He		
<b>Lot Size:</b>	3.51 Acres		
<b>Lot Feat:</b>	Garden, No Neighbours Behind, Pasture		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Log	<b>Zoning:</b>	RCR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
<b>Inclusions:</b>	Outbuildings (shed, chicken coop)		

Experience the perfect blend of urban convenience and serene countryside living in this executive log home nestled within the sought-after Country View Estates. An impressive&nbsp; 3,435 sq. ft. of meticulously designed living space, this stunning log home property is set on an expansive 3.51 acres of beautifully landscaped grounds, offering both privacy and space for outdoor activities. Welcome to this stunning residence, where you will be greeted by a spacious open-concept main room featuring cathedral tongue and groove wood ceilings that allows for an abundance of natural light to reflect in the home. A bright and airy atmosphere ideal for entertaining; or cozy up to the wood stove for memorable family gatherings. The sophisticated design seamlessly merges the living area with the gourmet kitchen, showcasing beautifully crafted cabinetry, an island with seating for four, stainless steel appliances and a pantry and a butlers pantry w/laundry&mdash;perfect for culinary enthusiasts. Look from the kitchen window to your large productive garden and 6 raised beds; fresh herbs and veggies at your fingertips. The dining room has panoramic windows that overlook the scenic acreage. Retreat to the serene master suite with vaulted ceilings, a true sanctuary designed for relaxation. This exclusive space includes a private 4-piece bathroom with a double vanity, a shower, and a generous walk-in closet, ensuring you have all the essentials at your fingertips. &nbsp;The main floor accommodates two more bedrooms and a 4-piece bathroom with tub/shower. The finished basement offers endless possibilities, featuring two more additional bedrooms, another 4-piece bathroom with tub/shower, a spacious entertainment room with rough-ins for a wet bar, home gym area and ample storage. The utility room has hot water on demand, Lennox high efficiency furnace

and in floor heating system for the garage. Rest assured; this home boasts town water, 12 inch thick walls, an ICF foundation, back water flow valve and septic system. The oversized, attached double garage has in floor heating and a 220v to service all your toys. Outside, this property is zoned for equestrian (2 horses); an indoor riding arena is in Fairview about 10 min away! Enjoy the peaceful surroundings from the wrap-around porch or large back deck with enough room for an outdoor kitchen, smoker and BBQ. A circular driveway allows for easy access with a truck and trailer. A family fire pit area for s'mores, fenced chicken coop or dog run, shelter with dutch doors, allow for plenty of space for the kids and fido to play. Shed with roll up door is also included. With its exquisite blend of modern amenities and classic farmhouse charm, this property is not just a house—it's a lifestyle. Don't miss your chance to own this dream retreat in Country View Estates, where every day feels like a vacation!