



**GRASSROOTS**  
REALTY GROUP

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**583030B Range Road 121**  
**Rural Woodlands County, Alberta**

**MLS # A2175613**



**\$1,950,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural		
<b>Style:</b>	2 Storey		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	157.97 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, Landscaped, Lawn, Meadow, Native Plants,		

<b>Heating:</b>	Boiler, Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Near Town:</b>	Whitecourt
<b>Basement:</b>	Finished, Walk-Out To Grade	<b>LLD:</b>	23-58-12-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Log	<b>Zoning:</b>	A2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage		
<b>Major Use:</b>	Elk, Pasture		

This farm is everything you could have imagined! 158 acres of ranchland set against thousands of acres of crown land. Follow the private driveway to this truly spectacular full-log home, up high in the center of this quarter. Custom built for this family, featuring high ceilings, and full-sized logs that are truly stunning. Enter the grand room with southerly views of fields from the large windows. A large entertaining kitchen faces north. The kitchen and eating area includes built-in appliances, an enormous island, a walk-in pantry, solid wood cabinets, and big bright windows along with a patio door to the back deck. The dining space allows for a grand table and room for all of your best guests. Two solid half-log staircases in the center of the home, flow to the lower floor and the second floor. The home features a luxurious Master bedroom on the main floor with a full en-suite with heated floors. The one-of-a-kind main bath features a hand-picked knotted log sink. A main floor laundry is full of windows and allows for a back entrance. There are two grand bedrooms on the top floor both with dormer windows and a full bath. On the lower level, there is access to the large double car garage (of course heated), family room, guest room, storage, and utility room. Outside this home is secured with heavy metal railings and river rock highlights. Parking is paved asphalt. There is also a second residence with living quarters, a barn, a shed, and a garden. Texas gate at the entrance. PS . . . the owner presently raises and markets world-class elk. Operation and all the equipment could be acquired along with the property.