

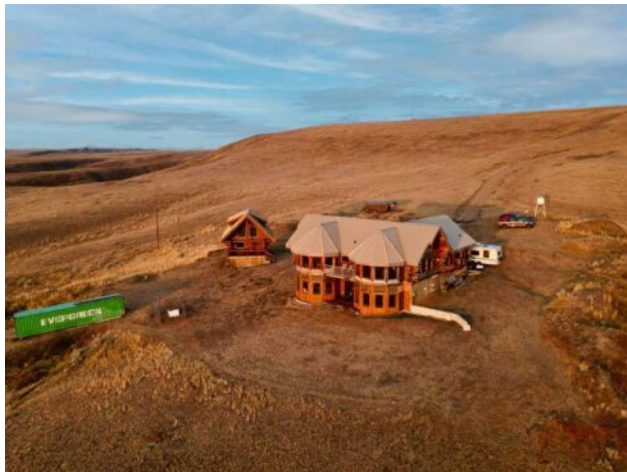


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**21468 Range Road 13
Bindloss, Alberta**

MLS # A2190778



\$1,599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,400 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	148.78 Acres		
Lot Feat:	Private, Views		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Metal
Basement:	Finished, Full
Exterior:	Log
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	27-21-1-W4
Zoning:	AG
Utilities:	-

Inclusions: Fridge, gas range, B/I Dishwasher (2), hood fan, Built-in microwave, beverage fridge, window coverings, central a/c, infrared sauna, all attached fixtures, 2 jacuzzi tubs, washer, dryer, reverse osmosis all sinks, hot water on demand, humidifiers (3), 500 fuel storage tank. Cabin - Furnishings, fridge, stove, OTR microwave, washer & dryer, central air.

LUXURY ACREAGE with BUSINESS OPPORTUNITIES ! TWO SPECTACULAR HOMES ON DEEDED RIVERFRONT PROPERTY for one price !! Welcome to a unique and beautiful opportunity to reside in top end rustic style in a private setting. Wake up to the sounds of wildlife and **PANORAMIC VIEWS** of the South Saskatchewan River valley. Located just over an hour from Medicine Hat Alberta, 3.5 hours from Calgary, these 2 custom built **HANDCRAFTED CASCADE LOG HOMES** on one property offer a lifestyle like no other. Enjoy the Classic Southwestern Style and confidence of 16 /18 in. **WESTERN RED CEDAR LOGS**. The **MAIN HOME** is a walk-out bungalow style boasting almost 5000 sq ft. of living space. From the vaulted ceilings, to the carved solid wood doors , to the custom artisan built cabinetry, to the marble and tile bathrooms, to the granite sinks, not one but **TWO!** one- of - a - kind Antler Chandeliers (one Deer / one Elk) , to the **DISTRESSED MAPLE HARDWOOD** flooring with granite tile inlays (also one of a kind), to the commercial grade appliances…...this property has so much to offer at well below current day replacement costs. As soon as you enter you will feel the sense of space and light this home encapsulates. There are priceless views from almost every room. The huge country style kitchen is designed to make those family gatherings and entertaining a true joy. The massive primary bedroom has an amazing ensuite bathroom with dual sinks, soaker tub, walk-in tile shower, and **TWO** walk- in closets. The great room, dining room, 2nd bedroom, laundry room, guest bathroom, and office / sunroom round out the main floor. The lower level has a spacious family room (potential for a future hot tub off the north side), a recreation room, a flex room , 2 additional bedrooms, and a full bathroom featuring stunning red marble and a

SAUNA! Multiple decks on both levels provide the perfect place to enjoy the serenity. The SECOND HOME provides almost 1000 sq ft of living space on 3 levels. The main floor hosts the dining and living room, the upper level holds the loft bedroom with en-suite bathroom, and the lower level has a family room or 2nd bedroom, full bathroom, laundry, and utility room. Plenty of opportunity to provide extra income as an Air BnB (currently operating as BIG BUCK LODGE), a second home for family, or simply as a guest house to wow your company with. Oh, and did I mention this price also includes a QUARTER SECTION (150 acres +/-) of level grazing land. Currently leased out for cattle but plenty of space here to continue adding structures (think horse facilities, quonset for toys, or even , dare to dream , a private air-strip!). Now PIVOT to other BUSINESS POSSIBILITIESFULL TIME LUXURY AIR B n B , EQUESTRIAN RETREAT , HUNTING LODGE (this area is known as a Hunter's Paradise with Deer and Elk returning annually) ARTIST'S RETREATthe possibilities are many ! This Amazing property is here for those who DARE TO DREAM!