



GRASSROOTS
REALTY GROUP

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Township Road 342A
Rural Mountain View County, Alberta

MLS # A2218244



\$1,500,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,992 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized, Workshop in		
Lot Size:	50.68 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private		

Heating:	Boiler, Fan Coil, In Floor, Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Hardwood, Slate	Sewer:	Holding Tank
Roof:	Concrete, Metal, Mixed	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-34-5-W5
Exterior:	Log, Stone	Zoning:	1
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		
Inclusions:	BBQ, Swing and Outdoor Furniture, Security Cameras, All Furnishings in House, Equipment in Shop		

Escape the city and embrace Alberta's natural beauty with this exceptional log home on 50 private acres along the serene banks of the James River. With over half a mile of river frontage and 15 marked trails, this is a rare opportunity for outdoor enthusiasts seeking a tranquil getaway without sacrificing comfort or style. Perfectly positioned to capture breathtaking views and sunlight, this fully furnished 4-bedroom, 3-bathroom home is designed for entertaining and relaxing in equal measure. The floor-to-ceiling southeast-facing windows in the great room flood the space with natural light, while the expansive deck is ideal for BBQs, gathering with friends, or simply soaking in the beauty of sunrise and sunset over the river valley. Inside, craftsmanship and comfort are evident in every detail. Slate and brushed oak flooring, granite countertops, custom cabinetry, triple-pane windows, and high-end appliances create an elegant yet warm and welcoming space. The gourmet kitchen seamlessly connects to a generous dining area, making it easy to host family and friends after a day exploring the private trail network or floating the river. The home offers multiple inviting living areas spread across three levels. The main floor features a bright and spacious great room with a wood-burning stove, a comfortable bedroom, a full bath, and a convenient laundry area. The loft offers a second family room, a large bedroom, and a four-piece bathroom. The fully developed lower level includes another living space, a third bedroom, a full bathroom, and a second laundry setup—perfect for extended stays or hosting guests. An oversized, fully finished and heated garage provides ample room for quads, vehicles, and equipment, while a backup generator, an excellent well, and a modern septic system offer added peace of mind. Best of all, the home comes completely furnished

with high-quality, craftsman-built furniture, appliances, and much of the essential equipment—so you can simply move in and start enjoying your summer. Whether you're seeking a peaceful nature retreat or a welcoming base for outdoor adventure and entertaining, this turn-key property offers a rare blend of privacy, luxury, and convenience—all within easy reach of Edmonton or Calgary.