



GRASSROOTS

REALTY GROUP

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**21468 Range Road 13
Bindloss, Alberta**

MLS # A2286387



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,353 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Gravel Driveway, None, Unpaved		
Lot Size:	149.10 Acres		
Lot Feat:	Private, Rolling Slope, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	27-21-1-W4
Exterior:	Log, Mixed	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: N/A

LUXURY RIVERFRONT ACREAGE WITH BUSINESS POTENTIAL & TWO CUSTOM LOG HOMES ON DEEDED LAND!
 Welcome to a truly rare opportunity to own a spectacular property offering both luxury living and income-generating potential. Nestled in a private setting overlooking the breathtaking South Saskatchewan River Valley, this one-of-a-kind property features two handcrafted Cascade log homes built from premium 16" Western Red Cedar, all on deeded land. Located just over an hour from Medicine Hat and 3.5 hours from Calgary, this remarkable retreat blends high-end rustic design with endless lifestyle and business possibilities—from a full-time luxury Airbnb or hunting lodge to an equestrian escape or artist's retreat. **MAIN RESIDENCE & WALKOUT BUNGALOW | 5,000 SQ FT.** This stunning log home is a masterpiece of craftsmanship and comfort. Step inside to soaring vaulted ceilings, distressed maple hardwood floors with granite counters, and artisan-built cabinetry throughout. Enjoy two custom antler chandeliers (elk & deer), solid carved wood doors, and commercial-grade appliances in the gourmet kitchen built for entertaining. The spacious layout includes: Grand country-style kitchen with panoramic views, expansive great room and formal dining area, massive primary suite with spa-like ensuite (dual sinks, soaker tub, walk-in tile shower, and two walk-in closets), Second bedroom, office/sunroom, guest bath, and laundry on the main level. Impressive view span through all the main level windows in the home. Walk-out basement with family room, rec room, flex room, full bath with a large jet tub, and a custom tiled shower and a sauna. Multiple decks/seating areas on both levels invite you to soak in the serenity and stunning views. **SECOND RESIDENCE & BIG**

BUCK LODGE | ±1,000 SQ FT - Perfect as a guest house, income suite, or family retreat, this charming 3-level log home offers: Open-concept main floor with kitchen, dining, and living area, loft-style bedroom with ensuite upstairs, fully developed lower level with a second bedroom/family room, full bathroom, laundry, and utility space. Currently operated as a successful Airbnb/vrbo, the second home presents excellent short-term rental income potential or space for extended family and guests. THE LAND - ±150 ACRES OF DEEDED GRAZING LAND. This quarter section of flat, usable land is currently leased for cattle grazing, but its potential is limitless: build horse facilities, add outbuildings or a quonset, or even dream big with a private airstrip. Whether you're looking to: Launch a luxury guest lodge or full-time Airbnb, establish a hunter's paradise (renowned for deer and elk), create an equestrian or wellness retreat, build a private multi-family estate, or simply live a peaceful lifestyle immersed in nature…. This property invites you to live boldly and dream big. Don't miss this once-in-a-lifetime opportunity to own a piece of Alberta's pristine riverfront wilderness with luxury homes, income potential, and wide-open space to grow.