



**GRASSROOTS**

REALTY GROUP

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3, 32460 Range Road 61  
Rural Mountain View County, Alberta

MLS # A2288971



**\$1,124,900**

<b>Division:</b>	NONE
<b>Type:</b>	Residential/House
<b>Style:</b>	1 and Half Storey, Acreage with Residence
<b>Size:</b>	1,549 sq.ft. <b>Age:</b> 1999 (27 yrs old)
<b>Beds:</b>	5 <b>Baths:</b> 3
<b>Garage:</b>	RV Access/Parking, Triple Garage Detached
<b>Lot Size:</b>	8.21 Acres
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Native Plants, N

<b>Heating:</b>	In Floor, Floor Furnace, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	26-32-6-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Microwave Hood Fan, Built-In Dishwasher, Washer Dryer, All Window Coverings, Garage Freezer & Fridge, Round Pen, & Tack Shed.

Saddle up & step into a life where wide-open skies meet the warm embrace of handcrafted logs—this 1<sup>1</sup>/<sub>2</sub>-story beauty is where cowboys & cowgirls truly live the dream. Beautiful & rustic ride side by side in this 1,549 sq ft above-grade log home, offering 5 bedrooms total & room for every member of your posse. The spacious primary suite rests on the main floor, with plenty of room for your full bedroom set, a generous walk-in closet, & easy access to the main floor laundry closet. After a long day on the range, retreat to the dreamy 4-piece bath featuring a classic clawfoot tub—perfect for soaking under candlelight while the prairie wind whispers outside. The open-concept main floor is built for gathering. Large windows on all sides pour in natural light, illuminating the beautifully maintained log beams overhead. The well-laid-out kitchen boasts abundant cupboard space & a grand island with seating—a place for cowpokes to pull up a chair, share a hearty meal, & swap stories of the day’s adventures. Upstairs, two more spacious bedrooms stand ready for family or guests, separated by a charming 3-piece bath complete with a deep soaker tub to wash away the dust of the trail. Down below, the fully developed basement is made for memory-making. A large family room offers space for a games area & movie nights alike. Two additional bedrooms—one currently serving as a fine home office—provide flexibility for growing families or visiting ranch hands. A full 3-piece bathroom on this level ensures comfort & convenience without having to head upstairs. When summer evenings roll in, the enormous covered front deck becomes your front-row seat to prairie sunsets blazing in the western sky. Watch your stock roam & play, or stroll over to the sheltered firepit area just steps from the home—perfect for roaring fires, laughter, &

s&rsquo;mores under the stars. And for your rigs and equipment? An oversized, finished, triple detached garage awaits&mdash;heated with radiant heat. Two bays are fully finished, while the single bay offers cold storage for all your gear. And to finish it all off. A well set up Tack shed for all your gear. Set up, move-in ready, & just minutes to town for all amenities, this must-see property is the kind folks write songs about. You won&rsquo;t believe your eyes. &ldquo;Home Is Where Your Story Begins!&rdquo;