



GRASSROOTS
REALTY GROUP

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**1204 Tamarack Trail
Nordegg, Alberta**

MLS # A2295288



\$755,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,108 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.99 Acre		
Lot Feat:	Many Trees, Native Plants, Sloped, Treed		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	3-41-15-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, Tankless Hot Water		

Inclusions: Furnished (as is) Extra water cistern tank

Set among the natural beauty of Nordegg, this exceptional cabin offers the perfect blend of rustic elegance and modern comfort. Designed with intention and craftsmanship, this conventionally framed home is highlighted by signature log railing details and warm natural finishes that create an inviting, upscale mountain atmosphere. Inside, the home opens to a dramatic great room with soaring vaulted ceilings and a striking wall of windows that capture uninterrupted valley views. Natural light pours in throughout the day, enhancing the rich textures and tones of the interior. The thoughtfully designed layout includes: A spacious open-concept living and dining area centered around a cozy fireplace. A well-equipped kitchen featuring hickory cabinetry and generous workspace. Currently configured to comfortably accommodate 7 beds and 3 baths, this property offers exceptional flexibility—whether for personal use, or hosting family and friends, with the basement conveniently having its own entrance. Step outside to the expansive deck, where the surrounding forest and distant views create a peaceful, private setting. Whether enjoying your morning coffee or watching the sun set over the valley, this outdoor space is truly a highlight. This home is being offered furnished - as is, making it an ease to start enjoying right away. Located just a short drive from Crescent Falls, Abraham Lake, and an abundance of outdoor activities, this property offers year-round enjoyment in one of Alberta's most scenic destinations.