



GRASSROOTS
REALTY GROUP

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69479 RR72
Grovedale, Alberta

MLS # A2303368



\$765,000

Division:	NONE		
Type:	Residential/House		
Style:	3 (or more) Storey, Acreage with Residence		
Size:	2,355 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Lot, RV Access/Parking, Unpaved		
Lot Size:	4.78 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Landscaped, M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Log	Zoning:	CR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Wired for Sound		
Inclusions:	N/A		

Welcome to 4.78 acres of peaceful privacy and this truly unique log home nestled amidst nature, just 15 minutes from town and 5 minutes from Grovedale. Perfectly suited for those seeking tranquility without sacrificing convenience, this captivating residence exudes both elegance and coziness from the moment you step through the grand entrance. Inside, soaring ceilings create a welcoming atmosphere. The expansive kitchen is a chef's dream, featuring a gas cooktop, wall oven with built-in microwave, custom cabinetry, and stone countertops. Entertain in the generous living and dining areas, centered around a striking floor-to-ceiling rock, wood-burning fireplace – the heart of this stunning home. The main level hosts a spacious master bedroom with a three-piece ensuite including a walk in shower, and patio doors leading to an exterior area wired for a hot tub. A thoughtfully placed half bath off the side entrance is ideal and convenient. Upstairs to the 2nd level, you'll find two additional bedrooms, a full bathroom, a flex area overlooking the main floor and patio access with view! The 3rd level offers a versatile loft, perfect as an office, reading nook, or playroom. The fully finished basement provides a dedicated home theatre space which could easily be made into a fourth bedroom by adding a window, a large utility room, further flex space, and abundant storage. Enjoy quality hardwood, mosaic and tile flooring through the entire home. Step outdoors to discover amenities galore: WiFi irrigation, two sheds, a 20ft deep dugout with zipline, horseshoe pit, gazebo, fruit bushes, garden beds, and 2 serviced RV pads (with power, water and septic). Surrounded by mature trees and a private groomed walking trail. Whether your looking for a permanent residence, or a season getaway space, a place to host events

or family gatherings, this is the ultimate escape. Future plans for a Carriage home addition available upon request. Your serene rural retreat awaits!