



**GRASSROOTS**

REALTY GROUP

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**69479 RR72**  
**Grovedale, Alberta**

**MLS # A2303368**



**\$765,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Log	<b>Zoning:</b>	CR1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Wired for Sound		
<b>Inclusions:</b>	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 tranquillity 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, centred 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, a large utility room, further flex space, and abundant storage. Enjoy quality hardwood, mosaic and tile flooring throughout 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 you're 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!