



GRASSROOTS
REALTY GROUP

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21468 Range Road 13
Bindloss, Alberta

MLS # A2311830



\$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”-18” 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.