



3230 Thelma Road
Rural Cypress County, Alberta

MLS # A2322603



\$3,000,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,317 sq.ft.	Age:	1996 (30 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Oversized		
Lot Size:	40.13 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Concrete, Tile	Condo Fee:	-
Basement:	Full	LLD:	21-7-3-W4
Exterior:	Log, Stone, Wood Frame	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Tankless Hot Water, Walk-In Closet(s), Wired for Sound

Inclusions: All contents, furniture and equipment

Perched high above the rolling landscape of the Cypress Hills, this extraordinary estate includes 40 acres and offers a lifestyle defined by space, privacy, and unforgettable views. Here, mornings begin with the sun rising over endless vistas, while evenings are spent gathered around a crackling fire, soaking in the stillness of the countryside beneath a canopy of stars. Designed for relaxed entertaining with family and friends, the residence seamlessly blends the comfort of a log home with the beauty of the surrounding scenery. Vaulted ceilings, skylights, and expansive windows fill the home with natural light, while multiple stone-clad, wood-burning fireplaces create warmth and atmosphere throughout. The main living spaces invite connection, flowing effortlessly from the great room to the dining area and onto a covered patio overlooking the coulees beyond. The primary suite is a retreat unto itself, complete with a private balcony, spa-inspired ensuite, walk-in closet, fireplace, and wet bar—an ideal setting in which to unwind and take in the views. With six bedrooms and five-and-a-half bathrooms, including three private ensuites, family and guests are welcomed in exceptional comfort. Beyond the home, recreation and relaxation take centre stage. Spend afternoons on the pickleball courts, unwind in the hot tub or infrared sauna, challenge friends to a game of billiards, or simply explore the beauty of the surrounding land. A charming log playhouse with an enclosed yard, along with countless gathering spaces, makes this an estate designed for every generation. Offered fully furnished and completely turnkey, every detail has been thoughtfully considered, from the heated garage and water systems to a dedicated landing area for a helicopter. Whether envisioned as a family retreat, corporate escape, private hunting lodge, or year-round residence, this is a property

where luxury meets freedom and every day feels like a getaway.