



63260 Township Road 314  
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2323777



**\$867,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	14.43 Acres		
<b>Lot Feat:</b>	Farm, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, Native Plants, Pas		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-31-6-W5
<b>Exterior:</b>	Log, Stone	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	See Remarks
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home		

**Inclusions:** Furniture etc. is negotiable

There's a particular kind of quiet that only exists at the end of a dead-end road &mdash; and that's exactly where this 14.4-acre property sits, steps from Crown land with nothing but forest and sky beyond the fence line. This is a place built for the way you actually want to live. The land is a mix of forest and open pasture, fully fenced and ready for horses, with two shelters, an automatic waterer, and a round pen already in place. Kids have room to roam, with a trampoline and playhouse tucked into the yard. At 2,844 square feet across two levels, the log home has room for everyone &mdash; 1,311 on the main floor and 1,463 below. Two stone fireplaces anchor the living spaces, one on each level, with the lower walk-out opening straight onto the property. Four bedrooms, two bathrooms, and two distinct living areas complete the space. The wraparound deck is where you'll end up most evenings, watching the light change over the trees. Inside, the details have been thought through. Black walnut counters. Soft vinyl flooring chosen specifically because it moves with the natural ebb and flow of the log home. Some tongue and groove ceilings in the lower level, new carpet in two of the downstairs rooms, a new roof and a fresh coat of 15 year stain are just some of the recent upgrades. The shop is a partitioned double garage converted into a functional workshop &mdash; glycol in-floor heating is roughed in and ready for a boiler, and a pellet stove keeps it comfortable in the shoulder seasons. A carport on concrete blocks adds covered parking without a permanent footprint. What you're really buying here is distance &mdash; from noise, from neighbours, from the feeling of being on top of everyone else. And yet you're not remote: Sundre is 28 minutes away, Cochrane about an hour, so you're private without being cut off. If you've been looking for a place where the kids can

room, the horses have room to be horses, and you are surrounded by the quiet of nature &mdash; this is it.