



GRASSROOTS
REALTY GROUP

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162182 1368 Drive W
Rural Foothills County, Alberta

MLS # A2339160



\$1,989,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,394 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	19.77 Acres		
Lot Feat:	Gazebo, Landscaped, Many Trees, Meadow, Private, See Remarks		

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	30-22-4-W5
Exterior:	Log	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Pa
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	none		

FLASH! NEW ROOF JUST FINISHED !' New soffits and facia being done now! Have you always wanted that incredible Log Home in the Woods. Here is the perfect opportunity. This Log home though is not your little cabin. With almost 2400 sq. ft. of outstanding living space on one floor. With the greatest central fireplace and huge mantel. The Entire house has been so up dated! From the entire exterior being refinished including all new chinking. To the new kitchen with Heartland stove and refrigerator. A completely specially designed radiant heating system with boiler heating all new. Bathrooms New.. and even more... New windows new flooring. Now that's a Log Home. Set high in the unbelievably manicured forest. Its like a park with a beautiful open meadow on the backside of the hill. Did you say you wanted a special, multifunctional out building?? like a 31x48 High ceiling unit insulated, with heat and lots of power to do what ever you want.. Here it is. Two 12' high doors. Auto lift ready to go. Dream come true.. There is a cute little Barn/Studio just north of the home waiting for your creation. Located 10 minutes from Bragg Creek. So shopping, Schools and quick access to either highway 22x or Number 8 or Trans Canada. You can get anywhere quickly and still be in total serenity at home. This is a very unique property that must be experienced to be appreciated.