



GRASSROOTS
REALTY GROUP

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642193 104 Street E
Rural Foothills County, Alberta

MLS # A2339386



\$1,149,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,467 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Gravel Driveway, Heated Garage, Oversized, Quad or More Detached, RV Access		
Lot Size:	3.69 Acres		
Lot Feat:	Triangular Lot		

Heating:	Boiler, Propane, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	25-17-29-W4
Exterior:	Log	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Propane
Features:	Beamed Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Wood Counters		

Inclusions: Riding Lawn Mower, Custom King-sized Log Bed Frame, Starlink Dish, Solar panels (paid for), Security system (unmonitored), 3 additional fridges including 2 in the carriage house that are freezer/refrigerator reversable, Electric Stove & Hood Fan in Carriage House

Discover a one-of-a-kind country retreat where rustic log-home charm meets exceptional craftsmanship and modern convenience. Set on 3.69 acres—with the option to purchase an adjacent 3 acres already fenced in—this beautifully maintained property offers sweeping prairie and mountain views, unmatched privacy, and an ideal location just a 10-minute walk to Cayley, 12 minutes to High River, and 35 minutes to south Calgary. With numerous updates and upgrades, this handcrafted log home radiates warmth with its natural wood finishes, hardwood and tile flooring, and expansive west-facing windows that fill the open-concept interior with natural light. The newly sanded, stained, and re-chinked exterior is finished with a stain that does not need sanding for future maintenance (\$50K)! Thoughtful features include a walk-in pantry, abundant kitchen cabinetry, gas range, walk-in closet, a soaker tub with a new Roman high-flow jetted fixture and a screened in private deck off the primary bedroom (\$2K). The Ensuite shower is drywalled and ready for BUYER'S CHOICE of tile (\$8K)!!! A cozy loft with a catwalk and built-in reading bench adds architectural charm, and the primary bedroom showcases a custom log king-sized bed. Extensive upgrades include a new planter box and deck to the entrance (\$4K), steel beams with metal strapping, a high-efficiency WETT-certified wood stove with custom heat shield (capable of heating the home exclusively), a 2022 metal roof with new plywood sheathing(\$35K), a 2025 septic tank (\$18K), RHEEM Marathon 80-gallon hot water tank with timer and 100-year warranty (including \$4K in upgraded plumbing, water filtration and softener systems), a fully paid 5.46KW solar array (\$12K), and a new primary bedroom window sill. A standout feature is the oversized heated quad garage (42' x 29') with a fully permitted 808 sq.ft

two-bedroom carriage house (legal) suite above (\$425K) . Built to exceptional standards, the garage includes cement board over 2x6 construction (16” OC), rock wool insulation, plywood sheathing with no OSB, a standing seam metal roof with no exposed screws, and a 5-foot frost wall. Power is abundant with a 200-amp garage panel and separate 100-amp suite panel. The legal suite offers 9' ceilings, custom HVAC with supply/return in every room, a bathroom with chic micro-cement wall finish, waterproof LVP, and quality Canadian-made laminate flooring. The garage also provides ample workshop space with heat and power. A new transformer upgrades service from 100 to 200 amps from the main pole. Outdoors, enjoy a wrap-around deck with BBQ gas line, tiered spaces, a mini-orchard with berry bushes, drip irrigation with rainwater catchment (\$5K), a heated powered shop (24' x 12'), and driveway with a solar-powered gate with fob access (\$4K). The paved road is a school bus route, ensuring same-day winter snow removal. This exceptional acreage blends rustic beauty with modern comfort—perfect as a family home or a versatile property with income potential.