



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30 MOUNTAINVIEW ROAD
Rural Clearwater County, Alberta

MLS # A2340745



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	855 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	2.69 Acres		
Lot Feat:	Brush, Native Plants, Rolling Slope		

Heating:	Forced Air, Propane, See Remarks, Wood, Wood Stove	Water:	Well
Floors:	Vinyl	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	30-39-8-W5
Exterior:	Log, See Remarks	Zoning:	CR
Foundation:	See Remarks	Utilities:	-
Features:	High Ceilings, Natural Woodwork, See Remarks		

Inclusions: FRIDGE, STOVE, HOODFAN, STACKABLE WASHER/DRYER, ALL OUTBUILDINGS, PROPANE TANK (rented / low-cost), TRAMPOLINE, FIREPIT, ALL REMAINING FIREWOOD, WOOD STOVE, ASSORTED BUILDING SUPPLIES, WINDOW COVERINGS, SPICE RACK, BUILT-IN SHELVES, T.V. WALL BRACKETS (x2)

A Little Log Home. A Lot of Whimsy. If you've been dreaming of a place where you can slow down, breathe a little deeper, and reconnect with nature, this charming 880 sq. ft. D-style log home may be exactly what you've been looking for. Tucked into nature just over 16 km west of Rocky Mountain House, this unique property offers peaceful country living with beautiful views of the forest, North Saskatchewan River and surrounding mountains. Warm, inviting and filled with whimsical character, this thoughtfully designed home makes the most of its compact footprint. The main floor features a welcoming living and dining area anchored by a freestanding wood stove, a functional U-shaped kitchen, one bedroom, a 4-piece bathroom and convenient stackable laundry. Charming cottage-core details add personality throughout, including built-in spice racks and dedicated canning storage. Upstairs, the original loft has been enclosed to create two small private bedrooms, adding a playful and unexpected element to the home. Accessed by a spiral staircase, the loft spaces are perfect for guests, children, a creative studio or simply a cozy place to escape with a good book. The utility room is located in the crawl space and is accessed from outside. Step onto the south-facing porch and let the pace of life slow down. Enjoy morning coffee, gather with friends or simply take in the peaceful surroundings. Wiring is already in place for a hot tub, although no hot tub is included, offering the opportunity to create your own private outdoor retreat. For those who love gardening, foraging and spending time outdoors, the property continues to surprise. Wild berries and herbs grow throughout the acreage, while an ATV trail leads to the lower portion where you'll find a large garden area. The upper yard is set up for enjoying the outdoors, complete with a firepit, storage shed,

greenhouse and chicken coop. There's something wonderfully whimsical about this little property—a place where a spiral staircase leads to cozy loft bedrooms, the garden invites you to slow down, and evenings are meant to be spent around the fire under the stars. Whether you're looking for a small-scale homestead, weekend retreat, recreational getaway or simply a place to live a little differently, this distinctive log home offers a rare combination of character, nature, views and simple country living. A property like this is best experienced in person.