



GRASSROOTS
REALTY GROUP

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**2616 Valley Ridge Drive
Frank, Alberta**

MLS # A2341394



\$1,299,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,029 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	3.11 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Green House, Shed, Garden		

Set on over 3 acres in the town of Frank, this luxury two storey home delivers one of the most unforgettable settings in the Crowsnest Pass, with every window framing views of the Frank Slide, one of the most iconic mountain backdrops in Canadian history. With over 700 trees planted with drip lines, a greenhouse, garden space, and a heated triple car garage, this property blends high-end living with the kind of outdoor space people dream about. Inside, the grand entrance opens into a show-stopping living room with soaring 30-foot open-to-above ceilings, walls of windows, and a floor-to-ceiling wood-burning fireplace that instantly becomes the heart of the home. Whether you are entertaining, relaxing by the fire, or simply taking in the view, this space is hard to forget. The striking staircase with wrought iron railing adds even more character and presence. Just off the living room, the kitchen is equally impressive, featuring two islands, granite countertops, a gas range, built-in oven, walk-in pantry, and an abundance of cabinet space. The dining area flows seamlessly from the kitchen and sits in front of another oversized window overlooking the mountains. From here, step onto the main floor deck, complete with two gas lines, one for the BBQ and one for a fire table, making it the perfect spot to enjoy those Frank Slide views all summer long. This level also includes a 3-piece bathroom, dedicated laundry room, and direct access to the fully finished heated triple garage. The second level is reserved entirely for the primary retreat, offering more than enough room for a king-sized bed, additional furniture, and even a cozy reading nook or office space. The ensuite features a tiled walk-in shower, dual vanities, and a jetted soaker tub perfectly positioned in front of corner windows facing Frank Slide. The walk-in closet is massive and finished with custom built-ins. The

walkout basement is fully developed and filled with natural light, with large windows and mountain views even from the lower level. This space includes a spacious family room with an electric fireplace, a dry bar, two additional bedrooms, a gym, and a sauna that is included with the home. With breathtaking views, serious square footage, a heated triple garage, established landscaping, and a setting that feels private, peaceful, and truly one of a kind, this is a Crowsnest Pass property that stands in a league of its own. Plus with this amount of space, you have the ability to add a riding arena and barn for horses.