



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

34226 Range Road 43
Rural Mountain View County, Alberta

MLS # A2199016



\$3,900,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,243 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	154.03 Acres		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Private, Views, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-34-4-W5
Exterior:	Log	Zoning:	1
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Primary Downstairs, Vaulted Ceiling(s)		

Inclusions: Convection oven/Microwave, Hood Fan, Gas Stove, Fridge, Dishwasher, Trash Compactor, R/O System, Water Chiller, Washer/Dryer, Wood Burning Stove, All Window Coverings, TV, Desk, Filing Cabinets, Hot Tub, Firewood Storage Rack, Barn/Arena/Pens: 6 stalls, mats, saddle racks and bridle hooks, extra panels, Shop: Air compressor, cabinets, TV, Fans

Discover the perfect blend of rustic charm and modern convenience in this stunning 1.5-storey log home by Langberg Log Homes. Nestled on 153 acres of breathtaking landscape along the Red Deer River, this private sanctuary offers the ultimate escape that will feel like you are on a permanent vacation. Crafted with exceptional attention to detail, this 3-bed, 2.5-bath home showcases old-growth red cedar logs, chocolate birch hardwood floors, and a showstopping elk antler chandelier suspended from soaring vaulted ceilings. The heart of the home is the chef's kitchen, featuring knotty hickory cabinets, a gas stove with a striking black metal hood vent, and granite countertops. Gather in the cozy living area and enjoy the warmth of the wood-burning stove. Admire the two-storey indoor waterfall and enjoy open-concept living that seamlessly blends elegance and country charm. The concrete tile roofing system is built to last, while a Connect2Go security system and smart home set-up provide peace of mind. Other great features of the home include: sonos sound system throughout, reverse osmosis water system and spa like bathrooms. Enjoy the privacy of the upper loft as an office or extended living area with expansive views in all directions. Step outside onto the wrap-around upper and lower decks, where you can take in the natural landscape and wildlife of this magnificent location. For those who love horses, livestock, or outdoor adventure, this property is a dream come true including a 60x40 barn with 6 custom stalls, wash rack & tack room, 80x200 indoor riding arena (insulated, vapor-barriered, with kick wall), 140x225 outdoor riding arena & round pen, 9 livestock pens with custom steel shelters & waterers, pasture & 2 dugouts. The indoor riding arena/barn could also be used for other types of livestock or converted into a shop, so whether you're a

hobbyist or a professional, you'll appreciate the convenience, diversity, and functionality these spaces offer. Need workspace? A 26x36 shop, 120x75 heated concrete pad that includes a 20x100 wash bay ready for you to build on can provide ample room for equipment, a home business, or additional development. Craving adventure? This property offers riverfront access for boating, fishing, hunting, kayaking, and paddleboarding—along with endless trails for hiking and exploration. Looking for a rustic getaway? A charming cabin and camping area are tucked away in the woods for an immersive nature experience. Getting here is a breeze thanks to being off pavement and the proximity to Hwy 587. There's even a helicopter pad for effortless access. Located along the Red Deer River just minutes from Sundre and not far from Olds, this gem is only an hour and fifteen minutes to the Calgary airport. Endless Possibilities Await. Whether you're an equestrian enthusiast, animal lover, an entrepreneur, or simply seeking peaceful, nature-infused living, this property is a rare gem. Don't miss the chance to make this riverside paradise your own!