

\$1,950,000 - 215012 Rr 254, Rural Vulcan County

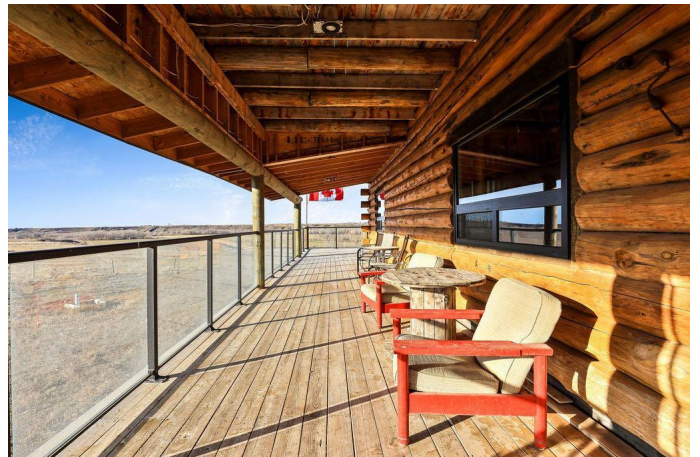
MLS® #A2088360

\$1,950,000

5 Bedroom, 3.00 Bathroom, 1,900 sqft
Residential on 27.82 Acres

NONE, Rural Vulcan County, Alberta

PRICE REDUCTION!! CALLING ALL MECHANICS & TRUCKERS! Just 40 minutes to Calgary, sits this 4-bedroom, 3-bath log home with massive shop! Situated on 27 acres this 1800+ sq ft home is bathed in natural light and offers breathtaking views of the Bow River Valley. Enjoy stunning sunsets on the wrap-around porch or from the private master loft balcony with a hot tub! The walk-out and open concept floor plan, adorned with natural wood, creates a tranquil cabin-like retreat. Cozy up to the wood-burning stove on chilly winter nights, surrounded by the charming earthy interior. The master bedroom loft features his and hers walk-in closets, an ensuite with dual vanities and a steam shower, a private balcony with a two-person hot tub, and even a laundry shoot. Entertain in the gourmet kitchen while your guests gather around the live-edge island. Don't miss the exceptional 5100 sq ft shop – a dream for mechanics or a trucking company! This shop is complete with floor drainage, a 16x12 walk-in cooler, radiant heating, 3 over-head cranes (1 x 3 ton; 2 x 1 ton), car/truck hoists, bathroom, laundry facilities, 3500 gallon diesel storage, a 1900 sq ft man-cave/office, and an illegal suite. This shop is top of the line and a must-see! Please note, access to the property requires an appointment as it is a working property, and the listing agent must be present for all showings. **** PROPERTY IS SOLD AS IS WHERE IS •**** NO WARRANTIES OR REPRESENTATIONS****



Built in 2016

Essential Information

MLS® #	A2088360
Price	\$1,950,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,900
Acres	27.82
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	215012 Rr 254
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0J 0M0

Amenities

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Bar, Breakfast Bar, Beamed Ceilings, Wood Counters, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Steam Room, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Range, Microwave, Refrigerator, Range, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Natural Gas, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning Stove

Has Basement	Yes
Basement	Partially Finished, Walk-Out

Exterior

Exterior Features	Dog Run
Lot Description	Dog Run Fenced In, Private, Sloped
Roof	Metal
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2023
Days on Market	519
Zoning	Rural General

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.