

# \$1,100,000 - 2712 Valley Ridge Road N, Frank

MLS® #A2138561

**\$1,100,000**

4 Bedroom, 3.00 Bathroom, 3,514 sqft

Residential on 3.11 Acres

N/A, Frank, Alberta

Welcome to 2712 Valley Ridge Road in the picturesque Crowsnest Pass! Nestled on 3.1 acres of stunning mountain terrain, this outstanding and meticulously cared for log home boasts luxury and convenience. The home features 4 bedrooms with 3 very large rooms boasting their own ensuite, high ceilings, and quality finishes. Enjoy high-end kitchen appliances, granite countertops, electric blinds, new windows, and even an ELEVATOR! Relax in the indoor hot tub area, enjoy the convenience of main floor laundry, and appreciate ample storage with a downstairs heated workshop space. You will find a separate 30' x 26' shop in the back with a private bachelor suite on top which includes washer/dryer, a full kitchen (with dishwasher), one bathroom, and two private balconies. Additional features include a detached heated garage, storage sheds, greenhouse (fit with electrical/furnace/water), wet bar, wood-burning fireplaces, water softener, sunroom, and a pet ramp from the main floor to the basement. Don't miss out on this mountain living opportunity! contact your favourite REALTOR® today!

Built in 2004

## Essential Information

MLS® #	A2138561
Price	\$1,100,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,514
Acres	3.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### Community Information

Address	2712 Valley Ridge Road N
Subdivision	N/A
City	Frank
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0E0

### Amenities

Parking	Double Garage Detached, Parking Pad, Single Garage Attached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Natural Woodwork, Recessed Lighting, Separate Entrance
Appliances	Washer/Dryer, Bar Fridge, Dishwasher, Gas Stove, Gas Water Heater, Microwave Hood Fan, Refrigerator, Water Conditioner, Window Coverings, Water Purifier, Wine Refrigerator, Water Softener
Heating	Forced Air, Fireplace(s), High Efficiency, Humidity Control, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, EPA Certified Wood Stove, Family Room, Gas, Glass Doors, Loft, Metal, Wood Burning
Basement	None

**Exterior**

Exterior Features	Garden, Balcony, Covered Courtyard, Gray Water System, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage
Lot Description	Back Lane, Corner Lot, Front Yard, Garden, Landscaped, Many Trees, No Neighbours Behind, Native Plants, Views, Yard Drainage
Roof	Metal
Construction	Log
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 7th, 2024
Days on Market	316
Zoning	GCR

**Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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