



GRASSROOTS
REALTY GROUP

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29116 Range Road 50
Rural Mountain View County, Alberta

MLS # A2186186



\$3,350,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,540 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	See Remarks, Triple Garage Attached		
Lot Size:	160.00 Acres		
Lot Feat:	Farm, Views, Wooded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	12-29-5-W5
Exterior:	Log	Zoning:	1
Foundation:	Block	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: n/a

FULL QUARTER SECTION WHERE THE PRAIRIE MEETS THE MOUNTAINS || Discover a fully renovated jewel with spectacular mountain views just minutes South of Water Valley. Designed by renowned log home pioneer Allan Mackie this timeless gem offers space, luxury & enduring value. From the sweeping curved staircase to the floor to ceiling fireplace, this elegant home offers provides a show stopping first impression. The massive master bedroom has incredible views to the West with patio doors leading to the large deck that spans the rear of the home. An adjoining ensuite with large walk-in closet, heated tile floors, sprawling double vanity, soaking tub & steam shower offer you a serene spa experience as part of daily living in this special home. The well appointed kitchen is the heart of the home with a wood stove, massive island with prep sink, 6 burner gas range with griddle, double ovens & a fabulous mountain view that will take your breath away. Around the corner is a prepper’s dream pantry with a massive fridge/ freezer and great walk-in storage. The laundry room doubles as mom’s command post with loads of cabinetry & counter space and a workstation for keeping your family organized. The upper level is loaded with charm, featuring a great family room with wall mounted TV, a second master bedroom suite and 3 additional bedrooms which are served by a large main bathroom with separate water closet & bath/shower room so that all the kids can all get ready at the same time! A central library has open shelves & bench seating, perfect for games, homework or crafts. Below one of the gables you will discover a cozy nook, perfect for meditation or music. The lower level is luxuriously designed for both relaxation and entertainment. A stunning wine wall, featuring custom shelving mounted on back-lit wood slabs, offers an exquisite showcase for your

collection. Adjacent, you'll find a fantastic gym complemented by a lounge area. This space is ideal for your morning exercise routine, unwinding with a cup of coffee, or staying informed with the morning news on two wall-mounted TVs. Complete with a wet bar and beverage fridge, it's a perfect retreat for indulgence and leisure. Continuing down the hallway, you'll find the most adorable guest space featuring a bunk room equipped with four beds. This clever and snug room is perfect to create cherished memories for the kids. Just a few steps away is an awesome theater for family movie nights or hosting friends to watch the big game. Completing the family area is a games room, ideal for hosting your projects or poker nights, while at the end of the hallway is a separate area with a second kitchen, bedroom, bathroom, space for laundry and private entrance. Heated triple attached garage plus a 50'x60' ag building/shop with 3 offices, boardroom & full bathroom. With stunning scenery, abundant wildlife and aprox. 60 acres of productive crop, you can truly have it all with this special property. GST applicable