

**272240 Grand Valley Road  
Rural Rocky View County, Alberta**

**MLS # A2241788**



**\$2,350,000**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                       |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence           |               |                   |
| <b>Size:</b>     | 2,597 sq.ft.                               | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 4                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Oversized          |               |                   |
| <b>Lot Size:</b> | 82.60 Acres                                |               |                   |
| <b>Lot Feat:</b> | Farm, Pasture, Rolling Slope, Treed, Views |               |                   |

|                    |                                                     |                   |                           |
|--------------------|-----------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas, Wood, Wood Stove           | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum            | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Metal                                               | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full                                      | <b>LLD:</b>       | 14-27-5-W5                |
| <b>Exterior:</b>   | Log, Stucco                                         | <b>Zoning:</b>    | RF-2                      |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Jetted Tub, Pantry, Skylight(s), Vaulted Ceiling(s) |                   |                           |

**Inclusions:** Basement Refrigerator, White Cupboards and Workbench in Garage, Garage Heater / In Guest House - Refrigerator, Electric Range, Table & Chairs, Couch

This extraordinary 82+ acre property offers a rare blend of natural beauty, privacy and limitless potential. Perfectly situated with sweeping views of the iconic Wildcat Hills, this exceptional property is ideal for a private family haven, income-generating retreat, or hobby farm - the possibilities are endless. At the heart of the property is a warm and welcoming custom-built hybrid log and stucco ranch-style home. As you step into the foyer, you're immediately captivated by the hand-crafted log staircase and stunning fir log beams in the vaulted Great Room. The newly renovated kitchen is a chef's dream, featuring a professional-grade gas cooktop, double built-in ovens, and abundant prep space for entertaining or everyday living. The cozy primary suite offers a tranquil escape, complete with a private staircase leading to an upper-level office, finishing this upper level there is two custom family rooms - perfect for remote work, creative activity, or quiet relaxation. A beautifully designed 2nd primary bedroom retreat on the main floor offers spa-like comfort with a Japanese Tub and private deck. Every room in the home showcases breathtaking views of the surrounding landscape, while the U-shaped layout opens onto a serene courtyard - an ideal space to gather to unwind, and watch wildlife or children play. The lower level includes two spacious bedrooms, a full bathroom and ample storage options, including cold storage rooms and a large space behind the garage - ideal for items such as skis, bikes, and other oversized equipment. Beyond the main home, the property features an impressive array of thoughtfully designed structures: A self-contained Log Guest Cottage with kitchen, living room, bedroom and bathroom complete with its own well and septic system. A High-end Heated Geodesic Dome with in-floor heating which is also extended to the surrounding concrete - ideal for

yoga, events, glamping or studio space. There is also a Delightful Log Bunkhouse with solar power and a composting toilet, perfect for guests or an inspirational space for an artist or writer - Custom Greenhouse for year-round growing. - Chicken House or Storage Building - Small Barn ready for livestock or horses - Outdoor Riding Arena for equestrian enthusiasts. Bring your vision, your animals, and your dreams - this spectacular property invites you to create a life of beauty, purpose, and possibility. Contact your trusted REALTOR® today to arrange a private tour of this one-of-a-kind Life Style Country Escape!