

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

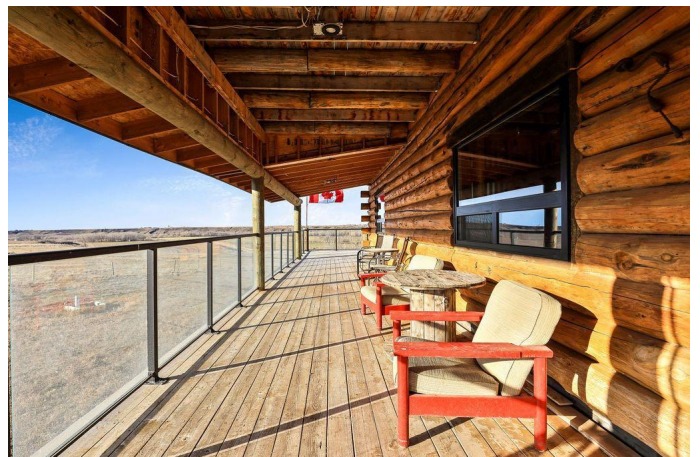
MLS® #A2088360

**\$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
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## 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	523
Zoning	Rural General

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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