

# \$1,995,000 - 272240 Grand Valley Road, Rural Rocky View County

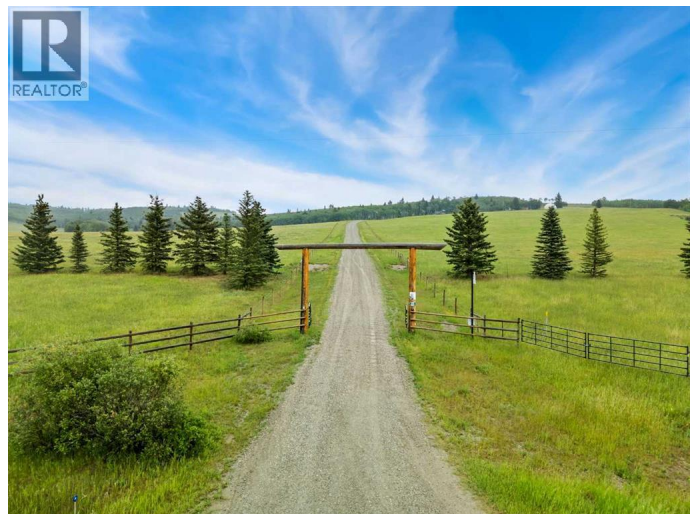
MLS® #A2241788

**\$1,995,000**

4 Bedroom, 4.00 Bathroom, 2,597 sqft  
Single Family on 82.60 Acres

N/A, Rural Rocky View County, Alberta

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! (id:6289)

Built in 1992

### Essential Information

Listing #	A2241788
Price	\$1,995,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,597
Acres	82.60
Year Built	1992
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	272240 Grand Valley Road
Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T4C2X2

## Amenities

Features	Treed
Parking Spaces	8
Parking	Attached Garage, Oversize
# of Garages	2
View	View

## Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Oven, Dryer, Window Coverings, Garage door opener
Heating	Natural gas, Wood Forced air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Log, Stucco
Construction	Log
Foundation	Poured Concrete

## Listing Details

Listing Office	MaxWell Capital Realty
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