



# 402084 Highway 22 Rural Foothills County Alberta

\$2,099,000

A Cowgirls Dream and a Fisherman's Escape. Set within the Natural beauty of the Sheep River is an amazing 40 acres loaded with endless possibilities. Offering a stunning Douglas Fir Hand crafted built by Original Log Home Builders from 100 Mile House BC, this 4338 sq. ft. of living space log home with a fully finished walk out basement and Oversize Double attached garage. An Awesome Horse facility accommodates a heated 7 stall barn with a large tack room, wash bay and hayloft. An outdoor sand riding arena, steel panel pens with waterers and shelters, pastures fenced and cross fenced and trails to ride. 52'4"x 28'7" detached heated shop with a 10'3"x12'1" loft with storage & R.I. Plumbing and room to park a bus and still have room for all your toys. Plus Full RV set up! The log home is bursting with log details, features vaulted ceiling, open floor plan with glass sliding doors to a relaxing glass railing deck with river valley views. For the chef there's a stunning kitchen with all the modern features including a 6-burner wolf gas stove, granite countertops, island and double pantries, a family room with a focal point floor to ceiling rock woodburning fireplace and large windows framing the majestic river valley views. Sweeping primary bedroom with 5 piece ensuite, and water closet, and separate walk in closet. Also, on the main floor is a "work from home" office with built-ins, and off of the kitchen is your laundry, 3 piece bath and access to attached heated garage. The fully finished walkout provides in-floor heat, a family room with access to lower deck, flex room, games room, a beautiful custom-built live edge bar with R.I. plumbing and another 2 bedrooms, one with 3 piece ensuite, and another 3 piece guest bathroom. All of this is within minutes to galleries, unique shopping and eateries, and 20 minutes to K country! Although the pictures are amazin...

Other 4.08 Ft x 9.00 Ft  
 Bedroom 17.92 Ft x 13.42 Ft  
 Bedroom 13.33 Ft x 12.83 Ft  
 Family room 25.83 Ft x 22.92 Ft

3pc Bathroom 7.92 Ft x 7.17 Ft  
 Laundry room 9.67 Ft x 15.33 Ft  
 Dining room 13.75 Ft x 15.75 Ft  
 Kitchen 13.75 Ft x 13.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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 ROYAL LEPAGE SOLUTIONS

<http://www.rlfoothills.com>



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Den 9.00 Ft x 12.33 Ft

Recreational, Games room 28.42 Ft x 13.42 Ft

Storage 5.17 Ft x 8.08 Ft

Storage 5.83 Ft x 8.08 Ft

Furnace 7.17 Ft x 26.25 Ft

3pc Bathroom 9.08 Ft x 5.08 Ft

Living room 24.33 Ft x 22.42 Ft

Other 12.00 Ft x 5.83 Ft

Office 10.83 Ft x 10.67 Ft

Primary Bedroom 17.75 Ft x 28.00 Ft

2pc Bathroom 4.42 Ft x 7.58 Ft