



## 215012 RR 254 Rural Vulcan County Alberta

\$1,950,000

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\*\*\*\* (id:6769)

Family room 15.00 M x 17.50 M  
 Bedroom 9.75 M x 10.17 M  
 Bedroom 8.00 M x 10.67 M  
 Bedroom 9.75 M x 10.33 M  
 Bedroom 8.00 M x 10.58 M  
 Storage 6.00 M x 10.17 M

Other 6.67 M x 12.42 M  
 Kitchen 12.08 M x 19.83 M  
 Dining room 13.00 M x 19.25 M  
 Living room 15.00 M x 16.00 M  
 Laundry room 6.42 M x 12.42 M  
 2pc Bathroom 5.00 M x 9.00 M

5pc Bathroom 8.50 M x 12.67 M

Primary Bedroom 14.67 M x 18.00 M

Other 6.83 M x 8.42 M

3pc Bathroom 10.50 M x 14.50 M

Listing Presented By:

**RE/MAX**  
 ALPINE REALTY

Originally Listed by:  
 Sotheby's International Realty  
 Canada

**RE/MAX**  
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