

3, 32460 Range Road 61
Rural Mountain View County, Alberta

MLS # A2288971



\$1,180,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,549 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	RV Access/Parking, Triple Garage Detached		
Lot Size:	8.21 Acres		
Lot Feat:	Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Native Plants, N		

Heating:	In Floor, Floor Furnace, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	26-32-6-W5
Exterior:	Log	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge, Stove, Microwave Hood Fan, Built-In Dishwasher, Washer Dryer, All Window Coverings, Garage Freezer & Fridge, Round Pen, & Tack Shed.

Saddle up & step into a life where wide-open skies meet the warm embrace of handcrafted logs—this 1 $\frac{1}{2}$ -story beauty is where cowboys & cowgirls truly live the dream. Beautiful & rustic ride side by side in this 1,549 sq ft above-grade log home, offering 5 bedrooms total & room for every member of your posse. The spacious primary suite rests on the main floor, with plenty of room for your full bedroom set, a generous walk-in closet, & easy access to the main floor laundry closet. After a long day on the range, retreat to the dreamy 4-piece bath featuring a classic clawfoot tub—perfect for soaking under candlelight while the prairie wind whispers outside. The open-concept main floor is built for gathering. Large windows on all sides pour in natural light, illuminating the beautifully maintained log beams overhead. The well-laid-out kitchen boasts abundant cupboard space & a grand island with seating—a place for cowpokes to pull up a chair, share a hearty meal, & swap stories of the day’s adventures. Upstairs, two more spacious bedrooms stand ready for family or guests, separated by a charming 3-piece bath complete with a deep soaker tub to wash away the dust of the trail. Down below, the fully developed basement is made for memory-making. A large family room offers space for a games area & movie nights alike. Two additional bedrooms—one currently serving as a fine home office—provide flexibility for growing families or visiting ranch hands. A full 3-piece bathroom on this level ensures comfort & convenience without having to head upstairs. When summer evenings roll in, the enormous covered front deck becomes your front-row seat to prairie sunsets blazing in the western sky. Watch your stock roam & play, or stroll over to the sheltered firepit area just steps from the home—perfect for roaring fires, laughter, &

s’mores under the stars. And for your rigs and equipment? An oversized, finished, triple detached garage awaits—heated with radiant heat. Two bays are fully finished, while the single bay offers cold storage for all your gear. And to finish it all off. A well set up Tack shed for all your gear. Set up, move-in ready, & just minutes to town for all amenities, this must-see property is the kind folks write songs about. You won’t believe your eyes. “Home Is Where Your Story Begins!”