

3-4535 Township Road 320  
Rural Mountain View County, Alberta

MLS # A2333996



# \$1,249,000

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                      |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence |               |                   |
| <b>Size:</b>     | 2,542 sq.ft.                              | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 5                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Driveway, Parking Pad, Paved              |               |                   |
| <b>Lot Size:</b> | 6.20 Acres                                |               |                   |
| <b>Lot Feat:</b> | Landscaped, Private                       |               |                   |

|                    |                                                                                                                                     |                   |                           |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas, Wood, Wood Stove                                                                                 | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Laminate                                                                                                                            | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                     | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                                                                                                                | <b>LLD:</b>       | 31-31-4-W5                |
| <b>Exterior:</b>   | Log                                                                                                                                 | <b>Zoning:</b>    | R-CR1                     |
| <b>Foundation:</b> | See Remarks, Wood                                                                                                                   | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, See Remarks |                   |                           |

**Inclusions:** Call agent

"A Better Place" is just down the road on Township Road 320. This STUNNING log home features an impressive amount of square footage, 5 bedrooms, 3.5 bathrooms, two living spaces and a modern open concept kitchen. When you step through the front door, home greets you with warmth—a view right through to the south facing windows and a wood burning stove. In this front entry way are "his" and "hers" closets, as well as a newly completed stacked laundry room and half bath. Wander through the home into the modern kitchen (woodcraft kitchens) which features soft closing doors and granite countertops. Never get bored of your dishwashing view again. A well appointed dining room for family gatherings await you, and there is a beautiful balance between indoor and outdoor gathering spaces. This level also includes a wrap around deck featuring full views of your new property. The living room centers itself on floor to ceiling windows and a wood burning stove—perfect for your morning coffee and late evening tea. On the main level you will also locate a primary bedroom, complete with large wall in closet and ensuite—access to the deck is included in this room. Venture upstairs to discover the ultimate loft looking down on your main living space. This loft is a great flex room, connecting to a full bathroom and bedroom with significant closet space. This upstairs bedroom features a unique separate patio off of French doors. In the walkout basement there are three oversized bedrooms, a full bathroom with tub, storage for days, and a great family area for TV or games nights. As impressive as the house is, the boiler system is equally impressive and is newly updated. This boiler system is one of two—there is also a new boiler system in the detached shop/garage space, as well as a newly installed

separate septic tank for a shop bathroom. This shop has seen significant upgrades including an 8' poured concrete floor. Outside discover a horse setup that includes cross fencing around the pasture, and new Ritchie Waterers. Step into country living knowing the setup is already READY TO GO. This gem of a home and acreage is seeking new ownership...is that you? Call your Realtor to book a showing-it won't dissappoint.