

\$1,800,000 - 215012 Rr 254, Rural Vulcan County

MLS® #A2088360

\$1,800,000

5 Bedroom, 3.00 Bathroom, 1,900 sqft
Residential on 27.82 Acres

NONE, Rural Vulcan County, Alberta

PRICE REDUCTION!! Mechanics & Truckers
" This One"s for You!

Only 40 minutes from Calgary, this incredible 27-acre property is the perfect blend of rugged utility and rustic charm. Featuring a stunning 4-bedroom, 3-bath log home with over 1,800 sq ft of sun-soaked living space and breathtaking Bow River Valley views, this is a rare opportunity for those seeking both comfort and functionality.

Step inside to find a warm, open-concept layout with rich natural wood finishes and a cozy wood-burning stove that gives this home a true cabin retreat feel. The spacious master loft offers his-and-hers walk-in closets, a luxurious ensuite with steam shower and double vanities, a private balcony, and even a two-person hot tub for ultimate relaxation.

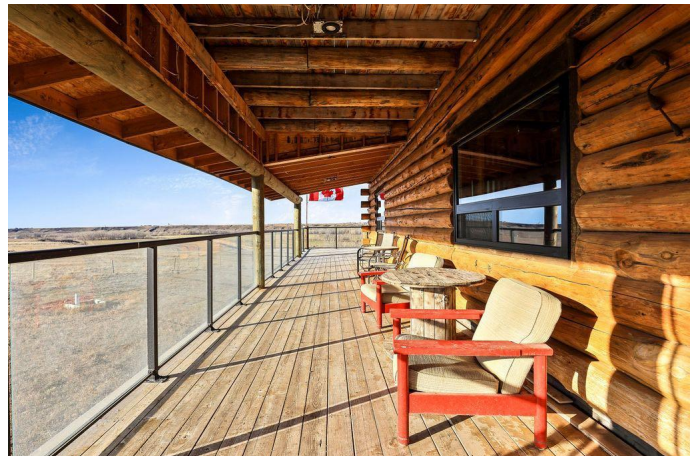
Enjoy morning coffee or evening sunsets on the wrap-around porch, or entertain guests in the gourmet kitchen featuring a live-edge island centerpiece.

But what truly sets this property apart is the exceptional 5,100 sq ft shop " an absolute dream for mechanics, truckers, or entrepreneurs! Fully equipped with:

Floor drainage

3 overhead cranes (1 x 3-ton, 2 x 1-ton)

Car/truck hoists



Radiant heat
16x12 walk-in cooler
On-site bathroom & laundry
3,500-gallon diesel storage tank
1,900 sq ft man-cave/office space
Illegal suite for additional income or staff accommodation

Whether you're running a business or simply need the space for your lifestyle, this one-of-a-kind property delivers it all.

Don't miss your chance to own this versatile, top-tier setup â€” book your private tour today!

Built in 2016

Essential Information

MLS® #	A2088360
Price	\$1,800,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,900
Acres	27.82
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	215012 Rr 254
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta
Postal Code	T0J 0M0

Amenities

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Bar, Breakfast Bar, Beamed Ceilings, Wood Counters, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Steam Room, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Range, Microwave, Refrigerator, Range, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning Stove
Has Basement	Yes
Basement	Partially Finished, Walk-Out

Exterior

Exterior Features	Dog Run
Lot Description	Dog Run Fenced In, Private, Sloped
Roof	Metal
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2023
Days on Market	658
Zoning	Rural General

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.