

\$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
â€™ This Oneâ€™™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 â€™ 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

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|----------------|---------------------|
| Date Listed | November 16th, 2023 |
| Days on Market | 607 |
| Zoning | Rural General |

Listing Details

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

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