

\$1,600,000 - 215012 Rr 254, Rural Vulcan County

MLS® #A2088360

\$1,600,000

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

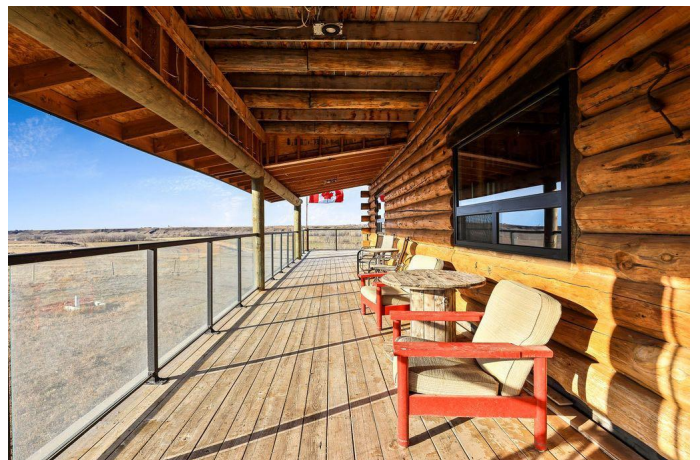
NONE, Rural Vulcan County, Alberta

PRICE REDUCTION! Mechanics & Truckers
â€™ This Oneâ€™™s for You

Only 40 minutes from Calgary, this incredible 27-acre property offers the perfect combination of rugged utility and rustic comfort. At the heart of the property is a beautifully crafted 4-bedroom, 3-bathroom log home, delivering over 1,800 square feet of sun-drenched living space with panoramic views of the Bow River and valley.

Inside, the home welcomes you with warm natural wood finishes, a wood-burning stove, and a spacious open-concept layout that feels both cozy and expansive. The gourmet kitchen features a striking live-edge island, perfect for entertaining or enjoying a quiet family dinner. Upstairs, the master loft provides a true retreat, complete with his-and-hers walk-in closets, a spa-like ensuite with steam shower and double vanities, a private balcony, and even a two-person hot tub for unwinding under the stars.

The charm of the home is matched by the power and practicality of the shop â€™ a massive 5,100 square foot space designed for serious work. Fully equipped with floor drainage, three overhead cranes (including one 3-ton and two 1-ton), car and truck hoists, and radiant heat, this shop is built for mechanics, truckers, and anyone who needs space to operate at scale. Additional features



include a 16x12 walk-in cooler, an on-site bathroom and laundry, a 3,500-gallon diesel storage tank, and an impressive 1,900 square foot man-cave or office area. There's also an illegal suite that offers flexible options for staff accommodation or rental income.

This is a rare opportunity to own a versatile, high-functioning property that truly delivers on both lifestyle and work. Whether you're running a business, managing a fleet, or simply want the ultimate space to live and work, this property stands in a league of its own.

Don't miss your chance with the recent price reduction, this one won't last long. Book your private tour today.

Built in 2016

Essential Information

MLS® #	A2088360
Price	\$1,600,000
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
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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	663
Zoning	Rural General

Listing Details

Listing Office	Sotheby's International Realty Canada
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