

# \$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

Date Listed November 16th, 2023

Days on Market 646

Zoning Rural General

## Listing Details

Listing Office Sotheby's International Realty Canada

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