

\$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

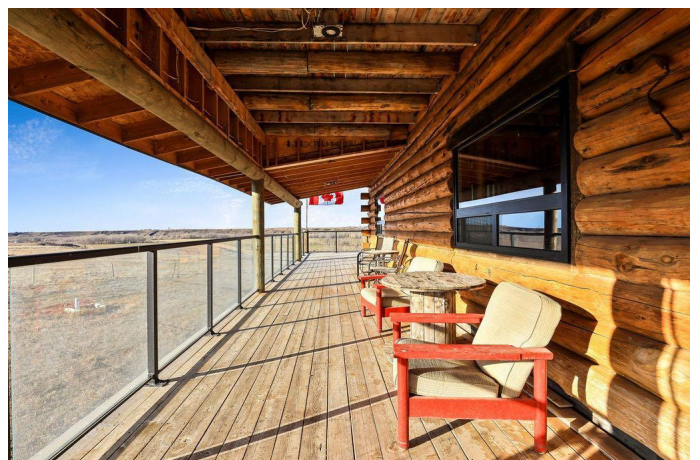
NONE, Rural Vulcan County, Alberta

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)
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Appliances	Built-In Oven, Dishwasher, Gas Range, Microwave, Refrigerator, Range, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Great Room, Wood Burning Stove
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Has Basement	Yes
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Basement	Partially Finished, Walk-Out
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Exterior

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

Date Listed	November 16th, 2023
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Days on Market	676
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Zoning	Rural General
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Listing Details

Listing Office	Sotheby's International Realty Canada
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