



**Rural Sturgeon County**    **M 4   R 27   T 54   S 17   Q NW LP:**    **\$925,000**  
 #3 54227 RGE ROAD 275    T8R 1Y9    SP:    **M**

**Listing ID #** E4476270    **ACTIVE**  
**Building Type** Detached Single Family    **Agricultural**  
**Style** 1 and Half Storey    **Sold Date**  
**Year Built** 2014    **Beds Above/Total** 3 / 3  
**Total Acreage** 4.840    **Baths Half/Full** 0 / 2  
**Community** None    **Total Baths** 2.0  
**Nearest Town** Spruce Grove    **Tot Floor AG SqM** 240.13  
**Dist to Town** 12 min to Spruce Grove, 14    **Tot Floor AG SF** 2,584.76

[URL-Virtual Tour](#)    [URL-Brochure](#)

Your private Yellowstone-inspired escape exists and once you step inside, you won't want to leave! Set on 4.84 private acres near Calahoo, this masterfully crafted log home featuring towering windows & 23ft cathedral ceilings represent the pinnacle of rustic luxury, designed to maximize natural light & an airy sense of grandeur. Built to last with premium logs from Whitefish, Montana, ICF foundation, metal roof & upgraded insulation, it's as solid as it is stunning. Gather around the oversized island in the welcoming kitchen where entertaining is effortless. Two bedrooms & 5pc bath complete this level. In the loft, unwind with phenomenal panoramic views in a primary retreat with seating & 5pc ensuite. The bright walkout bsmt is started with bath & wet bar rough-ins, laundry & partially framed bedrooms. Recognizing its potential, this sought-after rental was chosen as the filming set for the hallmark-ish movie, Coupled Up for Christmas! This is more than a home, it's a lifestyle just minutes from the City.

**Directions**

Living Room	4.74 x 6.12	M	Bedroom 3	3.77 x 3.20	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.59 x 7.53	M	Bedroom 4			1	5	U	Yes	Main	155.93	1,678.43
Kitchen	3.47 x 4.67	M	Laundry Room	3.35 x 1.77	B	2	5	M	No	Upper	84.20	906.33
Family Room			Recreation Room	9.02 x 12.5	B	3				Above Grd		
Den						4				Lower	135.86	1,462.40
Bonus Room						5				Below Grd		
Primary Bedrm	9.44 x 8.52	U				6				Tot Flr AG	240.13	2,584.76
Bedroom 2	3.35 x 3.66	M				7				# Finished	2	

**Heat Source** Natural Gas    **HS Desc** Paid For    **Construction** Log  
**Heat Type** Forced Air-1    **Basement/Dev** Full / Partly Finished  
**Foundation** Insulated Concrete Form    **Separate Ent** Yes  
**Roof Type** Metal    **Lot Shape** Irregular    **Front Exp** South  
**Exterior** Log    **Front x Depth** (m) x (m)  
**Flooring** Hardwood, Laminate Flooring    **Zoning**  
**Features** Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, No Smoking Home, Open Beam, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement  
**Tax Amount** \$4,055.65 / 2025  
**Fireplace** Fuel  
**FP Type**

**Acres Freehld**    **Acres Leasehld**  
**Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, TV Wall Mount  
**Major Use**  
**Env Assessmt**    **Type**  
**Reg Wtr Rights** No    **Acres Water Rights**  
**Water Desc** Paid For    **Phone Desc** None  
**Water Supply** Drilled Well

**Goods Excl** Wooden porch swing on deck (heirloom)    **Sewer/Septic** Septic Tank & Field

**Site Features** Golf Nearby, Landscaped, Private Setting, Treed Lot    **Power Service** Paid For  
**Out Building**

**Parking** No Garage, RV Parking    **Road Access** Gravel

Conform/Yr	/	2nd Suite	No	Permit By Seller
Condo Name		Garden Suite		Garage Suite
Condo Fee	/	HOA Fee	No	HOA Fee/Sched
Fee Includes		HOA Fee Incls		/