

# \$775,000 - 69479 Rr 72 Range, Grovedale

MLS® #A2225657

## \$775,000

3 Bedroom, 3.00 Bathroom, 2,289 sqft  
Residential on 4.78 Acres

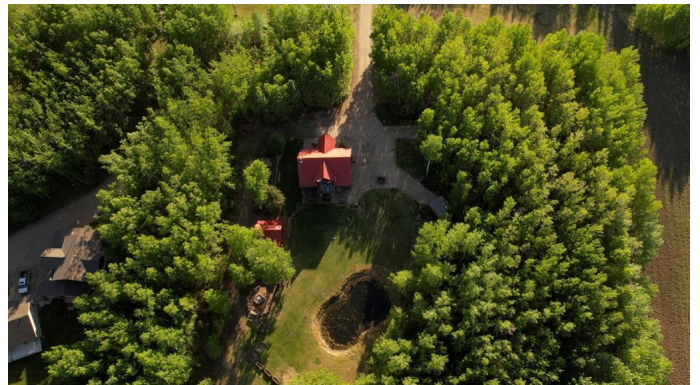
NONE, Grovedale, Alberta

Surrounded by trees and the sounds of nature, this beautiful custom log home sits on nearly five acres of land with a pond, a garden, and plenty of space to explore. The labour saving, remote irrigation system, will keep your back yard green and lush all season! And it can be extended into the front yard, with minimal effort! Only 20 minutes from the city, minutes from Nitehawk Year Round Adventure Park, Grovedale Golf and Country Club, and forests and trails for miles and miles.

Built with quality DOVETAIL log construction, this home offers over 3,500 sq ft across four levels. Inside, you'll find soaring 27-foot vaulted ceilings, a stunning stone fireplace, and warm wood finishes that make the space feel cozy and timeless. The open concept is great for entertaining and large families! The main floor includes the primary bedroom with a private ensuite, plus an additional bathroom for guests. Hardwood floors, stainless steel appliances, and mosaic tile bring together rustic charm and everyday function.

Upstairs, an open loft area leads to a serene private balcony with views of the backyard and pond. Two more bedrooms and a bathroom complete this level.

At the very top, there's a small third-floor loft perfect for a reading nook, craft room or tucked-away play area. The fully finished basement features a home theatre ready for surround sound and games room great for movie nights or hosting friends.



Outside, enjoy a peaceful dugout pond, garden space, a firepit, and two fully serviced RV pads. Several outbuildings including a huge garden shed with overhead door for those toys!

This property has been enjoyed over the years as a RETREAT CENTER, WEDDING VENUE, and has hosted many LARGE EVENTS AND GATHERINGS. These owners have meticulously curated every detail from wood beam to garden bed and everything in between! A property this special and unique doesn't come along very often if ever! Come see it for yourself—you'll feel the difference the moment you arrive.

Built in 2011

### Essential Information

MLS® #	A2225657
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,289
Acres	4.78
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

### Community Information

Address	69479 Rr 72 Range
Subdivision	NONE
City	Grovedale
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T8W 5G5

## Amenities

Parking Off Street, RV Access/Parking, Additional Parking, Driveway, Gravel Driveway, Oversized, Owned

## Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Beamed Ceilings, Natural Woodwork

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Built-In Oven, Gas Stove

Heating Forced Air, Natural Gas, Geothermal

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, Fire Pit, Garden, Private Yard, Storage, RV Hookup

Lot Description Back Yard, Front Yard, Garden, Landscaped, Level, Creek/River/Stream/Pond, Lawn, Many Trees, No Neighbours Behind, Private, Secluded, Treed

Roof Metal

Construction Log

Foundation Poured Concrete

## Additional Information

Date Listed May 30th, 2025

Days on Market 78

Zoning CR2

## Listing Details

Listing Office Real Broker

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