

# \$1,599,900 - 21468 Range Road 13, Bindloss

MLS® #A2190778

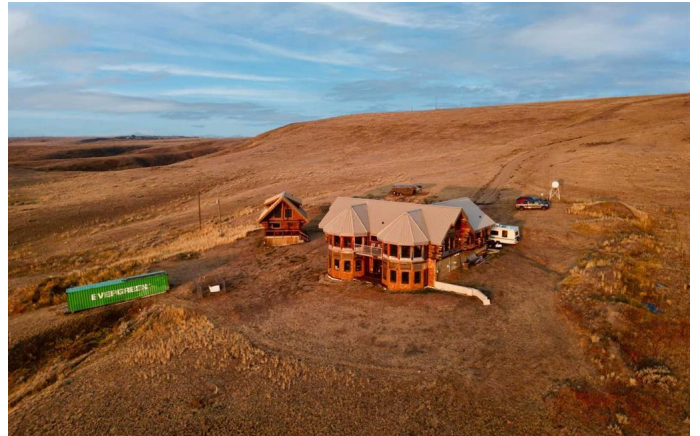
**\$1,599,900**

4 Bedroom, 6.00 Bathroom, 2,400 sqft

Residential on 148.78 Acres

NONE, Bindloss, Alberta

LUXURY ACREAGE with BUSINESS OPPORTUNITIES ! TWO SPECTACULAR HOMES ON DEEDED RIVERFRONT PROPERTY for one price !! Welcome to a unique and beautiful opportunity to reside in top end rustic style in a private setting. Wake up to the sounds of wildlife and PANORAMIC VIEWS of the South Saskatchewan River valley. Located just over an hour from Medicine Hat Alberta, 3.5 hours from Calgary, these 2 custom built HANDCRAFTED CASCADE LOG HOMES on one property offer a lifestyle like no other. Enjoy the Classic Southwestern Style and confidence of 16 /18 in. WESTERN RED CEDAR LOGS. The MAIN HOME is a walk-out bungalow style boasting almost 5000 sq ft. of living space. From the vaulted ceilings, to the carved solid wood doors , to the custom artisan built cabinetry, to the marble and tile bathrooms, to the granite sinks, not one but TWO! one- of - a - kind Antler Chandeliers ( one Deer / one Elk ) , to the DISTRESSED MAPLE HARDWOOD flooring with granite tile inlays ( also one of a kind ), to the commercial grade appliancesâ€¦..this property has so much to offer at well below current day replacement costs. As soon as you enter you will feel the sense of space and light this home encapsulates. There are priceless views from almost every room. The huge country style kitchen is designed to make those family gatherings and entertaining a true joy. The massive primary bedroom has an amazing



ensuite bathroom with dual sinks, soaker tub, walk-in tile shower, and TWO walk- in closets. The great room, dining room, 2nd bedroom, laundry room, guest bathroom, and office / sunroom round out the main floor. The lower level has a spacious family room ( potential for a future hot tub off the north side ), a recreation room, a flex room , 2 additional bedrooms, and a full bathroom featuring stunning red marble and a SAUNA! Multiple decks on both levels provide the perfect place to enjoy the serenity. The SECOND HOME provides almost 1000 sq ft of living space on 3 levels. The main floor hosts the dining and living room, the upper level holds the loft bedroom with en-suite bathroom, and the lower level has a family room or 2nd bedroom, full bathroom, laundry, and utility room. Plenty of opportunity to provide extra income as an Air BnB ( currently operating as BIG BUCK LODGE ), a second home for family, or simply as a guest house to wow your company with. Oh, and did I mention this price also includes a QUARTER SECTION ( 150 acres +/-) of level grazing land. Currently leased out for cattle but plenty of space here to continue adding structures ( think horse facilities, quonset for toys, or even , dare to dream , a private air-strip! ). Now PIVOT to other BUSINESS POSSIBILITIES .....FULL TIME LUXURY AIR B n B , EQUESTRIAN RETREAT , HUNTING LODGE ( this area is known as a Hunter's Paradise with Deer and Elk returning annually ) ARTIST'S RETREAT .....the possibilities are many ! This Amazing property is here for those who DARE TO DREAM!

Built in 2012

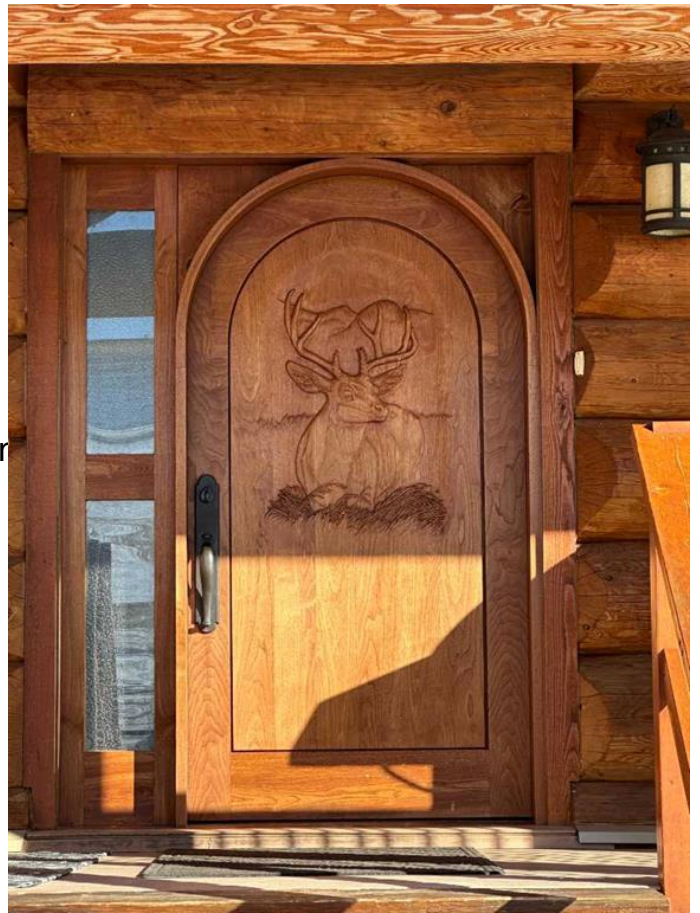
### **Essential Information**

MLS® #	A2190778
Price	\$1,599,900
Bedrooms	4

Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,400
Acres	148.78
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bur
Status	Active

### Community Information

Address	21468 Range Road 13
Subdivision	NONE
City	Bindloss
County	Special Area 2
Province	Alberta
Postal Code	T0J 0H0



### Amenities

Parking	Gravel Driveway, RV Access/Parking
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### Interior

Interior Features	Open Floorplan
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Private, Views
Roof	Metal
Construction	Log
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 31st, 2025
Days on Market	106
Zoning	AG

**Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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