

**2616 Valley Ridge Drive
Frank, Alberta**

MLS # A2279173



\$1,395,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,042 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	3.11 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Lawn		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Other	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: Sauna, TV Mounts, Greenhouse, Garden Shed, Raised Garden Beds, Hoses (tree rows & yard)

Many people are drawn to the Crowsnest Pass for its breathtaking beauty, and this remarkable home is perfectly situated to capture panoramic mountain views in all directions. Whether you are enjoying the scenery from inside or outside, every aspect of the property is designed to make the most of its stunning natural surroundings. During the colder months, you can appreciate the mountain vistas from the comfort of this beautifully designed three-bedroom, three-bathroom home. The open concept kitchen, dining, and living areas are ideal for entertaining guests or spending quality time with family. The kitchen stands out as the heart of the home, featuring granite countertops, custom cabinetry, a Jennair gas range, LG ThinQ appliances, a triple sink, a butler's pantry, and two spacious islands. This setup is both functional and visually impressive, making it a must-see feature. High ceilings in the living room highlight the efficient and attractive Valcourt Uptown 600 wood-burning fireplace, adding both warmth and style. An open staircase leads to the extraordinary primary suite upstairs, where huge windows fill the space with natural light and provide flexibility for an office, sitting area, or other personal touches. The suite includes a luxurious five-piece ensuite with a tiled shower, and a hydra sense jacuzzi tub, complemented by mountain views. A large walk-in closet completes this private retreat. The lower level offers two additional bedrooms, a three-piece bathroom, a gym (which could also serve as a den or office), and a welcoming family room. This space features a beautiful Napoleon electric fireplace and expansive windows, with direct access to a covered deck through a walkout. The triple car garage provides ample parking and storage, adding to the home's practicality. As the seasons change, you can enjoy the outdoors from

the deck off the dining room (perfect for star gazing), which is equipped with two gas lines—one for a barbecue and another for a firepit. One of the gas lines could also run down to the lower covered deck, which is protected from the wind by a six-foot glass wall yet maintains unobstructed views. The property spans 3.11 acres of nurtured lawn. The 600 newly planted trees are protected from deer and easily watered with installed hoses. Raised garden beds and a fully equipped greenhouse with water and power make this home a gardener's dream. This is truly an exceptional property that combines luxury, comfort, and the natural beauty of the Crowsnest Pass. Don't miss the opportunity to make it yours—contact your favourite REALTOR® today.