# \$1,395,000 - 2616 Valley Ridge Drive, Frank

MLS® #A2222591

# \$1,395,000

3 Bedroom, 3.00 Bathroom, 2,042 sqft Residential on 3.11 Acres

NONE, Frank, Alberta

Many people choose to live in the Crowsnest Pass because of its breathtaking beauty. This gorgeous home was completed in 2023 and is built to take full advantage of the stunning mountain views in every direction. In the colder months, enjoy those views from inside the beautifully designed three-bedroom, three-bathroom home. The open concept kitchen, dining and living room areas are perfect for entertaining. They say the kitchen is the heart of the home, and this one does not disappoint. With granite countertops, custom cabinets, a Jennair gas range, LG ThinQ appliances, triple sink, butler's pantry, and two islands, it is truly a must see. High ceilings over the living room showcase the beautiful and very efficient Valcourt Uptown 600 wood burning fireplace. The open staircase leads up to the remarkable primary suite. Huge windows bookend the room, with total flexibility to arrange as you choose. There's plenty of space for an office, sitting area, or whatever you might dream up. The five-piece ensuite complements the bedroom, with a beautifully tiled shower and hydra sense jacuzzi tub, and again, the views! A huge walk-in closet completes this luxurious retreat - you may never want to leave. On the lower level, there are two bedrooms, a three-piece bathroom, gym (or den/office) and a warm, welcoming family room accented with a beautiful Napolean electric fireplace, and the same huge windows as the rest of the home, plus a walkout to the covered deck. A triple car







garage finished the home, with ample room for parking and storage. As the weather turns warmer, enjoy the views from the deck off the dining room, equipped with two gas lines - one for your barbeque, and another for your firepit (imagine the stargazing!). Or run one gas line down to the lower covered deck that is protected from the wind without compromising the views, with a six-foot glass wall. Situated on 3.11 acres, the current owners have nurtured the lawn and planted 600 trees, all covered to protect from the deer and with hoses set up for easy watering. In addition to the raised garden beds, there is an amazing greenhouse already equipped with water and power. You will definitely want to see this exceptional property - call your favourite REALTOR® today.

#### Built in 2022

### **Essential Information**

MLS® # A2222591 Price \$1,395,000

Bedrooms 3
Bathrooms 3.00

Full Baths 3

Square Footage 2,042 Acres 3.11

Year Built 2022

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 2616 Valley Ridge Drive

Subdivision NONE City Frank

County Crowsnest Pass

Province Alberta
Postal Code T0K0E0

#### **Amenities**

Parking Heated Garage, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, No Smoking Home,

Pantry, Walk-In Closet(s), Closet Organizers, Soaking Tub, Sump

Pump(s), Tankless Hot Water

Appliances Dishwasher, Gas Range, Microwave, Oven-Built-In, Refrigerator,

Washer/Dryer, Window Coverings, Freezer, Wine Refrigerator

Heating Forced Air, Natural Gas, Fireplace(s), High Efficiency, Wood

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Electric, Living Room, Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Garden

Lot Description Fruit Trees/Shrub(s), Garden, Lawn

Roof Asphalt Shingle

Construction Composite Siding, Other

Foundation Poured Concrete

#### Additional Information

Date Listed May 25th, 2025

Days on Market 162

Zoning Country Residential

## **Listing Details**

Listing Office Grassroots Realty Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.