

# \$1,100,000 - 912 Wolverine Way, Nordegg

MLS® #A2237126

**\$1,100,000**

4 Bedroom, 4.00 Bathroom, 1,745 sqft

Residential on 2.38 Acres

NONE, Nordegg, Alberta

Imagine yourself nestled amongst the trees in a mountain community within walking distance to hiking, fishing, hunting, OHV and biking trails and the most beautiful scenery of the Rocky Mountains. That would only be a snippet of what you could experience in this uniquely drafted hand scribed, hand peeled log home located in the residential sector of Nordegg. Enjoy what this 2.38 acre parcel offers you with a fully developed 1700 Sq. ft. bungalow with full walk out. You are welcomed with the warmth of wood the moment you approach the steps leading into a dramatic entryway that showcases a spacious kitchen with granite tile countertops, display cabinets, roll out pantry, farm styled sink and raised kitchen eating island perfect for entertaining. The spacious living room shares a soap stone fireplace with a family room that houses a large bookcase and a ladder that leads to a flex space that would be perfect for crafting or for the children's fun night sleep overs. The primary bedroom is located on the opposite side of the home for privacy and has outdoor deck access as well as a luxurious 3 piece ensuite and a walk in closet with laundry facilities and folding table. There is also a second bedroom for family or guests with a 3 piece bathroom for your convenience. The lower level development houses 2 additional bedrooms, 2 baths, a large family room, oversized storage room and utility room. Access to the exterior is from the walk out level to enjoy a covered deck area which could



be the perfect place should you decide a hot tub is in your future. Let's not forget the large 3 season screened in sunroom that allows the sun to flood in and keep the evenings bug free. Outside you will discover a double detached garage with concrete floors and fully insulated with 2 carports to protect your vehicles. There are additional places to store your wood to feed the firepit. Not enough can be said about the sense of community in Nordegg and area in which you can permanently reside. There is much to see and enjoy in this exquisite log mastery in the North Nordegg subdivision.

Built in 2005

### **Essential Information**

MLS® #	A2237126
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,745
Acres	2.38
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	912 Wolverine Way
Subdivision	NONE
City	Nordegg
County	Clearwater County
Province	Alberta
Postal Code	T0M2H0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Carport
# of Garages	4

## Interior

Interior Features	Bookcases, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Track Lighting, Wood Windows, Solar Tube(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Fire Pit
Lot Description	Lawn, Low Maintenance Landscape, Treed, Views
Roof	Metal
Construction	Log
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	8
Zoning	NRR

## Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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