



GRASSROOTS
REALTY GROUP

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390022 Range Road 42
Rural Clearwater County, Alberta

MLS # A2217104



\$675,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Modular Home | | |
| Size: | 1,520 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad, RV Access/Parking | | |
| Lot Size: | 4.99 Acres | | |
| Lot Feat: | Front Yard, Landscaped, Lawn, No Neighbours Behind, Open Lot, Private, Tr | | |

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|--------------------|---------------------|-------------------|---------------------------|
| Heating: | Forced Air, Propane | Water: | See Remarks |
| Floors: | Laminate | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | CRA |
| Foundation: | See Remarks | Utilities: | Propane |

Features: Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance

Inclusions: Can Sell Furnished Completely - List Available in Supplements

A next-to-new home, situated on just under 5 acres with a view of the mountains.... This property is waiting for YOU, to make it HOME! This private and well thought out acreage sits on 4.99 acres, is surrounded by mature trees, and features a 1520+ square foot 2023 Custom Built Triple M Home. As you step inside, you'll be speechless with the custom finishes and open floor plan that is beaming with natural light. Directly off the foyer, the spacious living room is perfect for hosting friends and family and is connected to the dining room and patio doors, as well as the heart of the home, the kitchen. Sleek black cabinetry, built in stainless steel appliance package, and a spacious island have been tastefully designed and will be the talking piece of this home for years to come. An extra space off the dining room could be used for a coffee bar or small computer space, or whatever else you have in mind! The primary bedroom is spacious, with luxurious carpet, a great sized walk-in closet, and modern barn doors leading into a breathtaking 5-piece ensuite. If you are looking for an ensuite that is spacious and designed for ultimate relaxation, you'll love this one with double shower heads, a double vanity, and a gorgeous little soaker tub. On the West side of the home, you will find two more bedrooms, a 4 piece bathroom, and a great laundry room with another door off the back of the house. As stunning as this home is, the land itself is the epitome of West country beauty, with a few of the mountains and enough room to build a shop or to bring your horses home. Located just a short distance off Highway 11 and only 35 minutes to Red Deer and 24 minutes to Rocky Mountain House, it is an ideal location for anyone!