



**GRASSROOTS**  
REALTY GROUP

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**344068 Range Road 4-5**  
**Rural Clearwater County, Alberta**

**MLS # A2222999**



**\$1,899,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Oversized, Parking Pad, RV Access/Parking, See Remarks		
<b>Lot Size:</b>	146.53 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaping		

<b>Heating:</b>	Boiler, Fan Coil, Forced Air	<b>Water:</b>	Private, Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Concrete, Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	30-34-4-W5
<b>Exterior:</b>	Silent Floor Joists, Stone, Stucco, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)

**Inclusions:** greenhouse, garden shed, "pig rotisserie" w/ motor and spit, fire pit, bbq shed, wood shed, south of shop shed, 8x10 walk-in cooler, built-in safe.

PRIVATE SECLUSION&mdash;EXECUTIVE PROPERTY consisting of 146.5 acres. The property offers a picturesque landscape, featuring gently rolling hay fields and meadows interspersed with rugged stands of mature forest, creating an exceptionally balanced piece of land. Numerous nature trails traverse the property. A sand pit is situated in the northwest corner, ideal for those with visionary future development plans. Approximately 5- 6 miles east is the Red Deer River, presenting excellent opportunities for fishing, hiking, and recreational activities. The custom-designed home is stunning! Built by Brian Evans and LUXURIOUSLY crafted. Huge windows and vaulted solid fir-beamed ceilings add a dramatic touch, beautifully showcasing the remarkable River Stone Napoleon Fireplace and unique Burl mantle. The natural River Stone is echoed in the expansive kitchen island. Made-to-order from Legacy Kitchens, all cabinetry matches and complements the soft-toned wall colour and contrasting vinyl plank flooring. The granite countertops have a unique &ldquo;leather&rdquo; textured finish. Open and spacious, the kitchen features high-end appliances, including a dual-fuel gas stove, complete with a walk-in pantry, shelving finished to match the cabinets. A large &ldquo;farmhouse style&rdquo; kitchen sink is built into the island for convenience, and a prep sink is positioned in the long counter for effortless cleanups. The sunny main floor laundry has a built-in desk/countertop /storage cabinet, which is opposite the hard-working LG machines. Tucked away from the busier living areas is the primary bedroom and attached 4-piece ensuite. It is a very private, comfortable sanctuary. The downstairs opens into a spacious L-shaped family room, an inviting space, perfect for creating a cozy movie area or for accommodating a pool table. The abundant light

streaming through large windows fosters a warm and welcoming atmosphere, making it an ideal spot for relaxation and entertainment. In keeping with the burl accents found upstairs, there is a one-of-a-kind burl-framed banker's safe. A full bath is situated between two generously sized bedrooms, each featuring oversized closets/storage. The property includes two wells: one providing soft water for the home and another supplying hard water for watering. The fenced garden features raised beds, ground beds, and a greenhouse, all kept meticulously! The small orchard grows Haskaps, Apples, and Cherries. Matching the exterior of the house is a River Stone built-in "pig rotisserie" at the fire pit. The home has a magnificent River stone and stucco exterior with a concrete tile roof. The custom shop measures 30x40 is metal-clad inside and outside, with an added 16x40 attached garage/storage. The main shop includes overhead radiant heat, hot/cold running water, a 15x11 butcher shop, and a 7x9 walk-in cooler. Moose, deer and elk are plentiful! No expense has been spared in this exceptional property. To ensure unparalleled privacy and safety, an underground alarm system is installed.