



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**64034 Township 38-4**  
**Rural Clearwater County, Alberta**

**MLS # A2226731**



**\$629,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,615 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	6.03 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	6-38-29-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island		

<b>Inclusions:</b>	sheds x3
--------------------	----------

Tired of neighbours so close you can hear them sneeze? Say goodbye to cramped living and hello to wide-open spaces with this dream 6-acre acreage—just 12 minutes from Rocky Mountain House! This beautifully maintained property offers the perfect blend of rural charm and modern comfort. The heated double garage is divine and spacious decks ideal for outdoor entertaining. The manicured yard is perfect for kids, pets, or just finally owning a riding lawnmower. Inside the warm and inviting 4-bedroom home, you’ll find no shortage of space or character. The open-concept kitchen and family room are the heart of the home, complete with a cozy wood-burning fireplace and a separate dining area for family gatherings. The kitchen is a chef’s delight, offering a gas stove, an island Jenn-Air cooktop, and plenty of room for culinary experiments or late-night snack raids. A large sitting area off the garage adds extra space for muddy boots, teenage hangouts, or hiding from chores. Three comfortable bedrooms are located on the main floor, while the second floor is reserved for the spacious primary suite featuring a jetted tub ensuite—a personal spa experience without the membership fees. Recent updates include fresh paint (2025), newer shingles (about 3 years ago), and a new septic pump (installed roughly 4 years ago)—because nobody wants surprises when it comes to septic systems. Whether you’re dreaming of raising animals, hosting unforgettable gatherings, or just enjoying the quiet beauty of country living, this acreage has everything you need—and a few things you didn’t know you wanted.