



GRASSROOTS
REALTY GROUP

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13 GREEN VALLEY
Rural Clearwater County, Alberta

MLS # A2227413



\$719,000

Division:	Green Valley Estates		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,544 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Covered, Double Garage Attached, Double Garage Detach		
Lot Size:	3.01 Acres		
Lot Feat:	Brush, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	27-39-6-W5
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Bookcases, Built-in Features, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		

Inclusions: Negotiable

If you've been dreaming of the perfect balance between peaceful country living and all the comforts of a thoughtfully upgraded home, this exceptional property offers it all—and then some. Set on a serene and treed 3-acre parcel, this beautifully landscaped acreage is a rare gem that combines space, privacy, functionality, and charm in equal measure. Extensively renovated in 2009 including new foundation, this home has been thoughtfully modernized while still maintaining its warm, welcoming character. The home is warm and inviting, featuring five spacious bedrooms and three full bathrooms, including a beautiful 5-piece ensuite. The heart of the home offers both elegance and comfort, with refinished real wood floors that were recently sanded and sealed to bring out their natural beauty. The living areas are cozy and welcoming, particularly the family room, where a wood-burning fireplace creates the perfect spot to gather on cooler evenings. The kitchen is well-appointed, with a dishwasher, stove, and microwave that are only three years old, and there's a tankless hot water system that was serviced just last year to ensure efficient and reliable performance. One of the standout features of this home is the amazing theatre and family room—a spacious, dedicated area that's ideal for movie nights, gaming marathons, or simply spending quality time with family and friends. Whether you're hosting a crowd or enjoying a quiet night in, this space is designed for comfort, entertainment, and togetherness. The basement features in-floor heating, keeping things toasty underfoot, while central air conditioning ensures you're cool and comfortable all summer long. The home also benefits from a mix of double- and triple-pane windows. Outdoors, the lifestyle opportunities are truly incredible. Step outside to a sprawling backyard oasis

that's equal parts peaceful and picturesque. At the heart of the landscape is a large, multi-tiered pond system, complete with a fountain, aeration system, and teeming with koi and goldfish. Overlooking the water is a charming cabin—the perfect place to relax, unwind, and take in the view. Whether you're entertaining or just enjoying the tranquility, you'll love the two separate fire-pit areas, the gazebo gathering space, walking trail, and the back deck, wired for both a hot tub and a stereo system. There's even a hot and cold exterior tap setup for easy outdoor use, from washing pets to gardening. Storage and workspace options abound: A heated double attached garage for daily use, A massive 3-bay cold storage shed with power, ideal for RVs, boats, equipment, or extra vehicles, A detached garage with an attached workshop and an office space above, perfect for those hobbyists. The property is beautifully landscaped, with a dedicated garden area and matching garden shed, plus a cell booster system to enhance connectivity. Key mechanical updates include a septic tank pump replaced in 2024 and the tank professionally pumped the same year.