



**GRASSROOTS**  
REALTY GROUP

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**391002 Range Road 6-3**  
**Rural Clearwater County, Alberta**

**MLS # A2228346**



**\$1,295,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	157.01 Acres		
<b>Lot Feat:</b>	Farm, Garden, Landscaped, Lawn, Many Trees, Pasture, Seasonal Water, Se		

**Heating:** Boiler, Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Quartz Counters

**Water:** Private, Well

**Sewer:** Pump, Septic Tank

**Condo Fee:** -

**LLD:** 4-39-6-W5

**Zoning:** A

**Utilities:** Natural Gas Paid, Electricity Paid For

**Inclusions:** Gas range, Refrigerator, Dishwasher, Washer & Dryer, Ceiling fans, Air conditioner, Window shades and coverings, Chicken coop, Sheds, Greenhouse, Cell booster, Internet tower & equipt (Xplore - take over of account/equip from Xplore), Generator panel, Garage door openers (2)

Welcome to your own private slice of rural paradise &mdash; a picturesque hobby farm and recreational quarter section that combines natural beauty, functional land use, and country charm just &frac12; mile off paved Oras Road. Whether you're looking to embrace peaceful countryside living, grow your own food, raise animals, or simply enjoy the serenity of wide-open spaces, this property has it all. From the moment you arrive, you&rsquo;ll be captivated by the &ldquo;Better Homes & Gardens&rdquo; worthy yard site &mdash; a truly manicured and thoughtfully designed oasis. Rolling green lawns, established spruce and lilac shelterbelts, ornamental trees, expansive #1 black soil vegetable gardens, and artistic brick and stone landscaping create an atmosphere of effortless tranquility. A circle-drive with landscaped turnarounds completes the picture-perfect setting. The 1,256 sq ft custom bi-level home (1998) is perched on the high side of the quarter, offering sweeping panoramic views of the mountains. Inside, the main floor features vaulted ceilings, a cozy gas fireplace, and a sun-filled kitchen with a massive center island, quartz countertops, stainless steel appliances, and generous pantry storage. A sunny breakfast nook opens to a wraparound deck &mdash; the ideal spot to relax and soak in those breathtaking Alberta sunsets. The fully finished basement offers in-floor heating, a large family room with wood-burning stove, 3 bedrooms, a full bath, laundry, and walkout access to a beautiful brick-paved patio area. A dedicated under-deck gardening space keeps tools and supplies close to your gardens and greenhouse. Car enthusiasts and hobbyists will love the attached heated double garage with 9&rsquo; ceilings, dual overhead doors, utility sink, floor drain, and central vacuum. For even more space, the 39' x 32' finished shop offers radiant heat, 13'7" ceilings, two

overhead doors, and an attached lean-to for storing all your equipment and toys. Several storage sheds, and a chicken coop round out the rural lifestyle dream. The land itself is just as versatile &mdash; with 40&ndash;50 acres in hay production (approx. 100 bales/year), and the balance includes lush treed areas, lowlands, three dugouts, fenced pastures, and 4 km of mowed recreation trails &mdash; perfect for walking, quadding, cross-country skiing, or simply enjoying the abundant wildlife. A high-producing water well provides an impressive 12 GPM flow of soft water, ensuring yourself, your gardens and livestock are well supported. Whether you're seeking self-sufficiency, an inspiring family homestead, or a peaceful place to retreat and recharge, this unmatched countryside property is ready to welcome you home! UPDATE - pipeline (west side of property) installation agreement signed for Summer 2026 payment - approx. \$30,000 will go to owner.