



**GRASSROOTS**  
REALTY GROUP

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**373028 Range Road 7-1**  
**Rural Clearwater County, Alberta**

**MLS # A2228888**



**\$1,549,000**

**Division:** NONE

**Cur. Use:** -

**Style:** -

**Size:** 0 sq.ft. **Age:** -

**Beds:** 5 **Baths:** 2 full / 1 half

**Garage:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Water:** -

**Floors:** -

**Sewer:** -

**Roof:** -

**Near Town:** Rocky Mountain House

**Basement:** -

**LLD:** 23-37-7-W5

**Exterior:** -

**Zoning:** AG

**Foundation:** -

**Utilities:** -

**Features:** -

**Major Use:** Hobby Farm, Pasture

Welcome to your dream retreat &mdash; a truly rare opportunity to own a full uncut quarter section backing directly onto Crown land on the west boundary, offering ultimate privacy, unmatched natural beauty, and valuable income potential. Surrounded by towering trees and mountain views, this spectacular property offers endless outdoor recreation: hunting, fishing, quadding, snowmobiling, hiking, and snowshoeing and cross country skiing&mdash; all accessible from your own backyard. Whether you're seeking a private sanctuary or a year-round playground, this property delivers. Enjoy the peace of mind of an artesian well with stream, providing a reliable water source year-round. The property is thoughtfully developed to support a wide range of hobbies, lifestyles, and uses: &bull; 53' x 24' attached heated garage for vehicles, equipment & recreational toys &bull; 40' x 60' heated shop with 20' x 60' lean-to, complete with water, 30 amp plug-in, 220 power & radiant heat &mdash; perfect for craftsmen, hobbyists, or business use &bull; Chicken coop &mdash; enjoy the simplicity and joy of farm-to-table living The charming home offers a unique blend of rustic character and modern comfort, combining the original log home with a spacious addition completed in 2000:. Original log home features a cozy Great Room with wood-burning stove, guest bedroom, full bath & laundry area, and an upper loft with office & library &bull; The addition includes an oversized master with full ensuite, a bright and inviting dining area with expansive views, a functional kitchen with dinette and 2-piece bath, and a versatile multi-purpose room filled with natural light &mdash; perfect for hobbies, a family room, or studio space &bull; Three skylights spray the home with natural light, creating a warm and uplifting atmosphere &bull; Relax outdoors on the spacious covered deck, where you can

take in the stunning mountain scenery and fresh air. This property also offers surface oil revenue and 90 acres leased out as pastureland, providing excellent supplemental income. If you've been searching for the perfect combination of privacy, recreation, natural beauty, and functional amenities &mdash; whether as a full-time residence, weekend retreat, or investment property &mdash; this quarter section stands in a class of its own. Properties like this are rarely available &mdash; experience the best of Alberta's wilderness lifestyle!