



**GRASSROOTS**  
REALTY GROUP

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**404010 Range Road 9-5A**  
**Rural Clearwater County, Alberta**

**MLS # A2238559**



**\$1,600,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	-		
<b>Lot Size:</b>	154.83 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, Landscaped, Pasture, Wooded		

<b>Heating:</b>	Boiler, Forced Air, Propane, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Stone	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Cedar Shake, Metal	<b>Near Town:</b>	Rocky Mountain House
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	30-40-9-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	Agriculture
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Propane, See Remarks, Sewer
<b>Features:</b>	Ceiling Fan(s), Vaulted Ceiling(s)		

**Major Use:** Beef

Rarely does one find a property such as this.....offering PRIVACY and QUIET SOLITUDE while still being convenient to amenities. Surrounded by crown land and on a no thru road, this oasis is located approximately 30 kms west of Rocky Mountain House. The private driveway with your own bridge crosses the Chamber Creek that flows through the property, then up the hill to the yard site. The custom built scribed log home offers 1790 square feet of beautiful living area. The main floor offers kitchen, den (currently being used as a bedroom), 3 piece bathroom, storage/boot room conveniently located just inside the main front entrance and a spacious great room with vaulted ceilings and maple hardwood floors. The upper level offers the primary bedroom with walnut flooring, a walk in closet and a 4 piece ensuite complete with free standing bath tub for those relaxing bubble bath soaks. The lower level has 3 bedrooms, family room with wood burning stove, the laundry room, 4 piece bathroom and mechanical room. This beautiful home has covered decks front and back for enjoying the fully landscaped yard with cedar fencing and retaining walls of limestone quarry rocks. The wood fired boiler provides heat for the house, with a propane furnace back up heat source. The 24' x 30' log barn with metal roof is complete with box stalls, tie stalls, tack room and upper loft...just waiting for your equine friends!! There are three stock waterers, corrals, a calving shed and two water wells on the property ...all set up for your livestock. And the grass...it is belly deep and lush!!! Words truly cannot describe this property...you will not be disappointed!! Book your private viewing today!!