



GRASSROOTS
REALTY GROUP

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

381039 Range Road 7-2
Rural Clearwater County, Alberta

MLS # A2239738



\$715,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,568 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	12.78 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Landscaped, Many Trees, Private		

Heating:	Baseboard, Boiler, In Floor, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Wood	Sewer:	Lagoon
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, Finished, Partial	LLD:	11-38-7-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		

Inclusions: storage shed, outhouse, greenhouse, well house

This nicely treed and mature 12.78 acre parcel zoned agricultural, is located only 15 minutes south of Rocky Mountain House. This large and desirable acreage, is bordered by a small creek and offers privacy and endless possibilities. The 1991 home provides almost 1900 sq.ft of living space and offers cozy and unique features. The back mud room/entrance leads you to the warm and inviting chalet style living room complete with a woodstove, vaulted ceilings, and log siding. The kitchen has an adjoining dining room with garden doors accessing the wrap around covered deck. A spacious laundry room and a full bathroom complete the main level. Stairs lead you to the upper level where you'll find the master bedroom with 2 closets and a 3pce ensuite bathroom. A few extra steps take you to a small loft overlooking the living room, which also provide access to your own private outdoor balcony. The basement offers 2 additional bedrooms and access to the crawl space. The yard is nicely landscaped and offers a small pond and a fenced garden as well as numerous shrubs, flower beds, and fruit trees. Outbuildings include a 36x48 metal clad pole shop with power and concrete floor, a greenhouse, a well house, and an outhouse. The property is perimeter fenced with some cross fencing and corrals. Great property for a small hobby farm. This one of a kind property must be seen to be truly appreciated.