



GRASSROOTS
REALTY GROUP

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394051 Range Road 8-5A
Rural Clearwater County, Alberta

MLS # A2239801



\$674,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,629 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Outside, Par		
Lot Size:	7.12 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Pasture, Private		

Heating:	Forced Air, Propane, Wood Stove	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	30-39-8-W5
Exterior:	Stucco, Vinyl Siding	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, Storage, Vinyl Windows, Wood Windows		

Inclusions: Hot tub , kids play center, 2 aerators

Country living at its Best!. This pretty acreage located West of Rocky Mountain House is nestled within the trees and offers privacy for your family to enjoy. The bungalow style home has a total of 5 bedrooms, 3 bathrooms, a large living room with a woodstove, a spacious family room also with a woodstove and wet bar and plenty of storage. The kitchen is loaded with oak cabinetry, lots of counter space, a plant window and a unique butler's pass though to the living room. The attached dinette area is accessible to the screened in porch in which you will discover a hot tub waiting for you and your family. For those that choose to indulge themselves in the outdoors, you will find a greenhouse, a tasteful firepit area, a fenced in children's play space, camping sites and 2 aerated water ponds one of which is a fish pond. Did I mention parking? There is a heated oversized double attached garage as well with an overhead heater and rough in in floor heating as well as a 30 x 40 arch rib shop equipped with a boiler and in floor heat. Also for the horse lovers, a shelter is ready and a 40x 60 pole shed to store your toys or convert to an indoor arena. Not only is there a lot to see in this 7.1 are parcel, but it certainly can't be appreciated unless you visit. This property has been well cared for and the pride of the flower beds, yards and trout pond is evident.