



GRASSROOTS
REALTY GROUP

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209 westwood Way
Rural Clearwater County, Alberta

MLS # A2241295



\$745,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,801 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Workshop in Garage		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	CRA
Foundation:	ICF Block	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: none

Discover the charm of this 2-storey retreat, perfectly situated on a serene 4-acre wooded lot. As you arrive, you'll appreciate the convenience of the oversized 32x40 finished shop, equipped with two overhead doors, ideal for any project or storage needs. Approximately an acre of cleared land at the back of the property offers a prime spot for a horse paddock or a garden sanctuary. Step inside to experience a home that exudes warmth and character, with rich hardwood floors adorning both the main and upper levels. The main floor's seamless flow connects the kitchen, island, dining, and living areas, creating an inviting space perfect for family gatherings or entertaining guests. A main-floor bedroom provides easy access to a full bathroom, which also includes a practical laundry area. Upstairs, the circular layout continues, leading to two cozy bedrooms and a charming sitting area that captures stunning southern views, and if needed could easily be developed into an additional bedroom! The upper level is completed by a 4-piece bath and a versatile open space, ideal for a home office or craft area. The walk-out basement offers a spacious family room, enhanced by a wood-burning fireplace that adds a touch of rustic appeal. Each level of the home features its own balcony, perfect for relaxing and enjoying the summer sun. The outdoor space is a nature lover's haven, with lush landscaping and mature trees providing ample privacy and shade. This energy-efficient home features ICF block construction from top to bottom, a high-efficiency furnace with reverse air intake, durable 35-year shingles, and modern LED lighting throughout. This property offers a unique opportunity to enjoy country living while remaining close to town. With a well-maintained septic system centrally located and a drilled well at the back of the property, this enchanting retreat

is ready for you to call home.