



GRASSROOTS
REALTY GROUP

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

62067 Township Rd 380
Rural Clearwater County, Alberta

MLS # A2241420



\$999,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow-Villa		
Size:	2,560 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Quad or More Attached, Quad or More Detached, RV Access		
Lot Size:	6.83 Acres		
Lot Feat:	Back Yard, Cleared, Corners Marked, Front Yard, Landscaped, Lawn, Open L		

Heating:	Combination, Central, Fireplace(s), Forced Air, Natural Gas, Radiant	Water:	Private, Well
Floors:	Concrete, Hardwood, Slate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	34-37-6-W5
Exterior:	Composite Siding, Concrete	Zoning:	CRA
Foundation:	Wood	Utilities:	Natural Gas Paid, Electricity Paid For, Natural Gas Co
Features:	Ceiling Fan(s)		

Inclusions: Blinds

Tucked away on a quiet No-exit road, this beautifully landscaped 7-acre estate offers privacy and quality rarely found. Built in 2015, the 2,560 sq ft Custom Walk-out bungalow features 3 Bdrms plus a den (easily a 4th) & 3 Bthrms. Vaulted ceilings, granite and quartz finishes, in-floor heat, triple-pane windows, and a striking slate radiant heat fireplace, highlight the craftsmanship, while each bedroom includes a walk-in closet. The Foyer is elevator-ready for your longevity! The Walk-out level, with a Chimney hidden in the wall for a Wood stove, connects a basement Recreation area, open to a heated 3-bay, 4-Door garage with radiant heat & high ceilings. Outdoor living is equally refined with a Flexstone-coated upper deck, glass railing, hot tub area, a covered lower patio with Nat. gas hookup and hail resistant siding. What also sets this acreage apart for value from other acreages is the BONUS of a 40x60ft cold storage SHOP with 14.5' clearance, triple sliders, full electrical & a backup generator for your security! With an RV Pad with hookups, a large Bird enclosure, gardens, fruit bushes, mature trees & professional landscaping, this private estate is a rare blend of craftsmanship, comfort, country living and value at its finest.