



GRASSROOTS
REALTY GROUP

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384043 Range Road 8-3
Rural Clearwater County, Alberta

MLS # A2244295



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,196 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	4.08 Acres		
Lot Feat:	Lawn, Private, See Remarks, Treed		

Heating: Forced Air, Natural Gas, Wood Stove

Water: Well

Floors: Linoleum, Tile

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: 27-38-8-W5

Exterior: See Remarks, Vinyl Siding

Zoning: CRA

Foundation: Wood

Utilities: -

Features: Kitchen Island, See Remarks, Vinyl Windows

Inclusions: Fridge, stove, dishwasher, range, washer, dryer, garage door opener (one remote)

Discover the perfect blend of serene acreage living and convenient proximity to outdoor adventure with this charming 4 bedroom, 3 bathroom home, ideally situated just moments from beautiful Cow Lake. Nestled on a private, nicely treed 4-acre parcel, this property offers an incredible opportunity for those seeking space, tranquility or even the potential to create their dream horse or hobby farm setup. Imagine waking up to the peaceful sounds of nature and views from your west facing deck. The main floor is bright with updated windows letting the natural light in! A front living room has a big window facing west and is a great space for a sitting/family room. The open kitchen features a nice island, refinished cabinetry/countertops, a bay window off the sink and plenty of pantry space. There are three bedrooms including a master with an ensuite on the main level. In the basement you will notice how bright and welcoming it is with large windows and fresh paint! There is a huge family room with a cozy woodstove to enjoy all winter long. This space could be sectioned off to make a fifth bedroom and still leaving a great family room space. There is a large bedroom in the basement and a full bathroom featuring a stand up shower and jetted soaker tub. A dedicated laundry room and plenty of storage completes the lower level. Outside you will find the double garage and an older storage/workshop space. The beautiful 4 acres offers endless possibilities for landscaping, gardening, or developing the perfect horse paddocks and barn with the CRA zoning. The natural treed perimeter ensures ultimate privacy and a picturesque backdrop for your acreage lifestyle. This isn't just a house; it's an opportunity to embrace the Alberta dream, with the best of nature at your doorstep and the potential to craft the lifestyle you've always envisioned. Situated only a few minutes to Cow Lake where

you will find a beach, boating and fishing, camping and the Cow Lake store and restaurant. Endless Westcountry adventures await in this prime location!