



GRASSROOTS
REALTY GROUP

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372079 Range Road 6-3
Rural Clearwater County, Alberta

MLS # A2244510



\$729,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,568 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, See Remarks, Triple Garage Detached		
Lot Size:	7.19 Acres		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	Lagoon
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	15-37-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: In suite-fridge, stove, washer and dryer. Iron filters in house and shop, fridge in shop, 20 KVA PTO powered generator in garage, starlink internet equipment, gas BBQ on deck, built-in sawdust vacuum system in shop.

Beautifully landscaped 7.19 acre parcel, complete with a nicely renovated bungalow and great outbuildings. The 2500+ sq.ft home offers 3 bedrooms, 2 bathrooms, a spacious living room with vaulted ceilings, and a bonus room currently used as an art studio. Bright and open floor plan, designated laundry room and rear mud room, ample storage and wood burning stove. Although the original part of the home is dated 1972, the owners have modified, enlarged and significantly improved and remodeled the property since 2004. Other additional upgrades include a 50 gal. hot water tank, a high efficiency furnace, a metal roof, and 2 iron filters. Garden doors from the dining area lead you to a large deck with a covered area and gas BBQ hook ups, ideally set up for friends and family gatherings. The 40x80 shop built in 2008 is divided in 2 parts both heated with overhead radiant heat. The front 40x40 area serves as equipment storage with 2 overhead doors, a mezzanine and a large storage room. The remaining 40x40 back space is set up as a workshop area with wood floors and small storage room. Upstairs you will find a nicely self contained 2 bedroom developed area with kitchen facilities, ideal when hosting guests. This space accesses an office area with laundry facilities. This building also provides a large additional enclosed storage area, an outside attached lean-to, and access to the chicken coop. The 22x36 detached garage with gravel floor has 3 overhead doors with electric openers. This building includes a 20 KVA PTO powered generator that will stay with the property, as well as a stock waterer and access to the outdoor pen. Other outbuildings include a greenhouse, 2 storage sheds a wood shed, and a cute little gazebo above the well. The yard is nicely landscaped with a pond and water fountain that leads the water to a waterfall. Designated fire pit area,

fenced dog run, and numerous shrubs, flower beds and trees. This private setting is such a gem and a rare and unique find. Don't miss this one!