

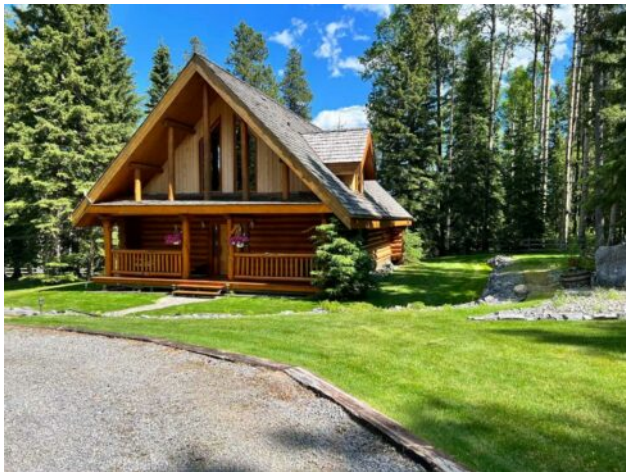


GRASSROOTS
REALTY GROUP

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404010 Range Road 9-5A
Rural Clearwater County, Alberta

MLS # A2244716



\$1,499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	1,790 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Other, See Remarks		
Lot Size:	154.83 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Native Plants, Pasture, Private, Seclu		

Heating:	Boiler, Combination, Forced Air, Propane, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Stone	Sewer:	Open Discharge, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	30-40-9-W5
Exterior:	Log	Zoning:	Agriculture
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Phone
Features:	Ceiling Fan(s), Chandelier, High Ceilings, Laminate Counters, Natural Woodwork		

Inclusions: 2 greenhouse frames -As Is, Oil shed, Metal gates, Extra bridge deck, Hopper bottom grain bin, 3 stock waterers, Log entertainment stand

Rarely does one find a property such as this.....offering PRIVACY and QUIET SOLITUDE while still being convenient to amenities. Surrounded by crown land and on a no thru road, this oasis is located approximately 30 kms west of Rocky Mountain House. The private driveway with your own bridge crosses the Chamber Creek that flows through the property, then up the hill to the yard site. The custom built scribed log home offers 1790 square feet of beautiful living area. The main floor offers kitchen, den (currently being used as a bedroom), 3 piece bathroom, storage/boot room conveniently located just inside the main front entrance and a spacious great room with vaulted ceilings and maple hardwood floors. The upper level offers the primary bedroom with walnut flooring, a walk in closet and a 4 piece ensuite complete with free standing bath tub for those relaxing bubble bath soaks. The lower level has 3 bedrooms, family room with wood burning stove, the laundry room, 4 piece bathroom and mechanical room. This beautiful home has covered decks front and back for enjoying the fully landscaped yard with cedar fencing and retaining walls of limestone quarry rocks. The wood fired boiler provides heat for the house, with a propane furnace back up heat source. The 24' x 30' log barn with metal roof is complete with 220 electrical power, box stalls, tie stalls, tack room and upper loft...just waiting for your equine friends!! There are three stock waterers, corrals, a 90' x 30" calving shed and two water wells on the property ...all set up for your livestock. And the grass...it is belly deep and lush!!! Words truly cannot describe this property...you will not be disappointed!! Book your private viewing today!!