



GRASSROOTS
REALTY GROUP

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

112 MEADOW PONDS
Rural Clearwater County, Alberta

MLS # A2251243



\$725,000

Division:	Diamond Willow Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,783 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Double Garage Detached, Garage Door Opener		
Lot Size:	0.94 Acre		
Lot Feat:	Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Op		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative, See Remarks
Floors:	Carpet, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	33-38-7-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

A peaceful place to call home—just 9 minutes from Rocky Mountain House. Built in 2023, this lovely property sits on nearly a full acre of land (0.94 acres), offering space, privacy, and comfort in a quiet setting. Inside, you’ll find 3 bedrooms and 2 bathrooms, with an open floor plan and high ceilings that give the home a bright, airy feel. The fully fenced backyard is perfect for pets and kids and includes a dog run for added convenience. There’s plenty of room for hobbies and storage with a 2-car detached garage, greenhouse, and shed. The home also features a reverse osmosis system, water softener, and chlorine remover, so you can enjoy fresh, clean water every day. A home inspection was completed in 2024, and the new home warranty is still in place—everything feels fresh and well cared for. The basement offers high ceilings and lots of storage space, giving you room to grow or create the space you need. This property is ready for you to move in and make it your own—a peaceful retreat with all the comforts of a newer home.