



**GRASSROOTS**  
REALTY GROUP

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**112 MEADOW PONDS**  
**Rural Clearwater County, Alberta**

**MLS # A2251243**

**\$725,000**



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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative, See Remarks
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	33-38-7-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	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—a peaceful retreat with all the comforts of a newer home.