



**GRASSROOTS**  
REALTY GROUP

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

## 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, Op		

<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&mdash;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&rsquo;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&rsquo;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&mdash;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&mdash;a peaceful retreat with all the comforts of a newer home.