



**GRASSROOTS**  
REALTY GROUP

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**394073 Range Road 44**  
**Rural Clearwater County, Alberta**

**MLS # A2255410**



**\$849,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,004 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Detached, RV Access/Parking		
<b>Lot Size:</b>	22.50 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Pasture		

**Heating:** In Floor, Forced Air, Natural Gas, Wood Stove

**Water:** Well

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 33-39-4-W5

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge, Gas Stove, Hood Fan, Built-In Dishwasher, Washer, Dryer, Microwave, Central Vacuum & All Attachments, Ceiling Fan, Large Deep Freeze, 3 Sheds, Greenhouse, Play Centre, Shelving in Tack Room, Shop Work Benches

Welcome to your Cowboy's Dream Family Acreage Living experience on 22.50 acres just 5 minutes from Leslieville & Condor, & only 20 minutes to Rocky Mountain House for all of the essential amenities. This beautifully crafted 2-storey home offers over 2,889 sq. ft. of finished living space, combining open-concept design with warm, welcoming touches. Step inside to a spacious open floor plan featuring a bright kitchen with a large island—perfect for prep, storage, & seating. A true baker's dream, the kitchen is complete with stainless steel appliances, including a gas stove. The living room invites you to relax with a wood stove for cozy winter nights & plenty of space for all your furniture. Sunlight pours through large windows, accenting the 9' ceilings throughout. Upstairs is where your large primary suite is a private retreat with a luxurious 5-piece ensuite, oversized walk-in shower, & a large walk-in closet. You'll find an additional bedroom plus an office & 4 piece bath on the second floor, while the fully developed basement adds an additional bedroom, a family room with wet bar & storage cabinets, a full 4 piece bathroom, a cold room, & a storage room tucked neatly under the stairs. Outdoors is where this property truly shines. A newly constructed riding arena offers space to work with your large four-legged companions, while 15 acres of hay land or pasture, a water hydrant, & auto waterer make livestock care simple. A greenhouse provides fresh vegetables & flowers, while a 34' dugout with dock, deck, AND zipline becomes your family's summer playground. The 50x29 detached garage/workshop/tack room is fully equipped with its own commercial boiler, metal roof, R40 insulation, & wiring. A 15x38 lean-to of the garage/shop provides additional cold storage. Enjoy peaceful prairie sunrises & 360-degree

views of surrounding farmland, forest, and rolling hills. This is acreage living at its finest—set up for stock of your choice & designed for comfort, function, & fun. This is sure to check all of the boxes & be YOUR FAMILY’S FOREVER HOME. “Home Is Where Your Story Begins!” and Your Story Begins RIGHT HERE!