



GRASSROOTS
REALTY GROUP

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375044 RR 64
Rural Clearwater County, Alberta

MLS # A2255731



\$1,199,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,411 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Garage		
Lot Size:	3.58 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn,		

Heating:	In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Wood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Log	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	Basement fridge		

There won't be a moment that you won't say "wow" to this award winning acreage when you drive into this sensational property located on pavement at the end of a dead end road close to Rocky Mountain House and Caroline. Nestled within the trees, this beautiful log bungalow has "Welcome": written all over it. From the exceptional landscaping, to the outdoor amenities to the one in a million view of the Clearwater River, this hand crafted log home has been exceptionally built and maintained. The wrap around deck and covered porch leads you into the main living space with a central kitchen area complete with corner pantry and an eating bar for your family to gather for those special events. The living room with woodstove invites you to cozy up for the evening and the convenience of your primary bedroom on main floor shares a luxurious ensuite with a claw tub and heated floors. The sunroom/reading room is located directly off the primary bedroom. The downstairs walkout houses 3 bedrooms a large family room with wet bar and both storage and a cold room. Not enough can be said about the parking as there is a heated double attached garage along with a 16 x 48 motorhome garage, and a combination of shop areas which are 8x24, 12x32, 14x32, 24x32 and 32x32 and 8x14. There is a hayshed, gazebo, fruit trees, grassed pastureland and access to the river. Animal friendly property that has been fenced complete with water bowl. This is one of those properties that needs to be seen to truly be appreciated.