



GRASSROOTS
REALTY GROUP

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

403033 Range Road 5-3
Rural Clearwater County, Alberta

MLS # A2261662



\$829,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,951 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	7.09 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn, No Neighb		

Heating:	Floor Furnace, Forced Air, Natural Gas, Wood	Water:	Private, Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Private Sewer, Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	22-40-5-W5
Exterior:	See Remarks	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, HOODFAN, MICROWAVE, CHEST FREEZER (BASEMENT), GARAGE DOOR OPENER & REMOTE, POND PUMP, SHED (x2), T.V. MOUNT(s), KITCHEN ISLAND CHAIRS, DESK, MISC. SHOP MATERIALS, ADIRONDACK CHAIRS, TRASH COMPACTOR, UTILITY SHED, STARLINK EQUIPMENT

Welcome to rural Clearwater County—an unbeatable location just 20 minutes northeast of Rocky Mountain House, AB, and only 11.5 km northwest of Leslieville. This stunning property offers 7.09 acres of land, providing ample space to embrace peaceful country living, all with breathtaking mountain views that are hard to match. This spacious 1,950 sq ft walkout bungalow is thoughtfully designed to elevate your lifestyle. With five generously sized bedrooms and three bathrooms, it offers plenty of room for family and guests. The open-concept main living area features a warm and welcoming living room, a beautifully appointed kitchen, a casual dining nook, plus a formal dining area—ideal for both everyday living and entertaining. The home is built for convenience, offering main-floor living that includes a dedicated home office and laundry room, plus the potential to add an elevator, making it suitable for those with mobility needs or future accessibility planning. The kitchen is a dream for any home chef, featuring elegant granite countertops, a central island with a double sink and bar seating, and top-of-the-line stainless steel appliances—including a double wall oven. Rich, solid wood cabinetry provides ample storage, while the open layout seamlessly connects the kitchen to the living and dining areas. Comfort is a priority with two woodstoves—one in the main family room on the main floor and a second in the basement. Additionally, the basement features in-floor heating, providing cozy warmth throughout the lower level. Retreat to the bright and airy primary bedroom, where large picture windows frame the rolling landscape—perfect for waking up to stunning views every morning. Outdoors, the property continues to impress with a beautifully enclosed garden area featuring vegetables, flowers, and a small orchard—ideal for

those looking to enjoy homegrown produce and natural beauty throughout the seasons. For all your storage, workshop, or hobby needs, there are two detached garages: one measuring 24' x 30' and the other a spacious 32' x 42'. This move-in-ready home also features a low-maintenance exterior with durable Hardie board siding, a long-lasting metal roof, and aluminum deck railings, offering both peace of mind and timeless curb appeal. A rare blend of comfort, functionality, and breathtaking natural beauty awaits you in this exceptional Clearwater County home.