



**#1 Little Rock Close
Rural Clearwater County, Alberta**

MLS # A2265283



\$1,396,750

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,969 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Front		
Lot Size:	2.39 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Irregular Lot, Landscaped, Paved		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	30-38-7-W5
Exterior:	Mixed, Stone, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bar, Beamed Ceilings, Central Vacuum, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Storage, Walk-In Closet(s)		
Inclusions:	Greenhouse, shed, hot tub, firepit,		

This custom built home offers acreage living at its finest. The moment you enter you'll see many unique features from the open floor plan, wooden beams and a floor to ceiling rustic stone fireplace that makes you feel warm, cozy and glad to be home. Natural light pours in from floor to ceiling windows where you can enjoy the sunsets in your living room or downstairs in the extra large hot tub. There's a self contained one bedroom legal suite with all appliances including washer and dryer and separate entry in the walk out basement. Quality abounds throughout this stylish home featuring leather granite counter tops, reclaimed hardwood and ceramic tiled flooring, interior walls insulated for sound barrier, in-floor heating, custom designed bar with wood detailing, Fir Timber Frame design and so much more. This home really needs to be seen to truly appreciate the craftsmanship throughout. The large workshop (46 x 54ft) has in-floor heating, a mezzanine for additional storage, 14' doors and a full 3 piece bath that includes a washer/dryer. This professionally landscaped property with a quiet parklike setting and beautiful view of the mountains has something to offer every family.