



GRASSROOTS
REALTY GROUP

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370043 Range Road 6-1
Rural Clearwater County, Alberta

MLS # A2269983



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	3,694 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Quad or More Detached, Workshop in Garage		
Lot Size:	7.09 Acres		
Lot Feat:	Landscaped, Pasture		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-37-6-W5
Exterior:	Stucco, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Closet Organizers, Vinyl Windows		

Inclusions: none

Meticulous 7.09 Acre Hobby Farm, Beautifully Maintained & Fully Set Up for livestock or horses. This lovingly cared-for 1978 4 Bdrm / 3 Bthrm Bi-level home tucked into 7.09 private, park-like acres. The home is warm, comfortable & move-in ready, offering many thoughtful upgrades over the years. A unique covered Courtyard offers so much protection from the weather as you go in & out of the home. Off the Kitchen/Dining Rm is a spacious comfortable enclosed Sun Room. Attached to the end of the home is a 30' x 32 ft (960 sq ft) heated studio shop with a 2-pc bathroom—previously used as a sewing & fabric business. With its separate entrance & generous workspace, it's ideal for your home-based business, studio, or conversion into a second or additional living area. A 26' x 28 ft. DB garage, a 26' x 31 ft. 2 Bay Shop enjoying an upper mezzanine with two 16' x 31 ft lean-to's expand the Shop footprint to 1,922 sq ft., all provide excellent storage & work space, bragging concrete floors, big doors, 4 man doors & power. Horse lovers, cattle producers & hobby farmers will appreciate the 32' x 24 ft two-stall barn with tack room & feed storage, along with an extensive number of steel pens, windbreak fencing & cross-fenced paddocks, all in excellent condition. The property was formerly set up for bison, making it exceptionally strong & secure—ideal for cattle, horses, or whatever critters you love. A covered livestock working area & two automatic waterers, complete this turnkey setup. For added versatility, the property also includes a 16' x 32' x 14 ft RV shop, 12' x 8 ft well house, 10' x 12 ft storage shed & a 12' x 16 ft cabin with Bunk bed for guests or kids' adventures Outside, the yard is a true retreat—beautifully landscaped with mature spruce, fruit trees, a tranquil pond & a cool little

bridge. Peaceful, private & designed with pride. Conveniently located just mins N. of Caroline, or an easy hop S. of Hwy 11 from Rocky Mountain House, right off paved Arbutus Road & just a half mile to the 18 Hole Caroline Golf Course, soon to be renovated. So much value, infrastructure & thoughtful care—this acreage is truly a rare find.