



**GRASSROOTS**  
REALTY GROUP

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**50 A&B, Owl Canyon Road  
Rural Clearwater County, Alberta**

**MLS # A2279157**



**\$657,000**

<b>Division:</b>	Owl Canyon Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	6.70 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	19-40-6-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Skylight(s)		

**Inclusions:** cell phone booster, 3 fridge, electric stove, 2 gas stove, 2 washers, 2 dryers, window coverings, 2 dishwashers, green house, 2 tarp sheds, gas fireplace, furniture in cabin and basement of main residence, 2 garage door openers, 2 garage door controls, garage furnace

WOW! What an opportunity is found here!! This acreage is located just minutes from Rocky. Acreage is zoned CRA. The property features a well built fully developed bungalow with a walk-out basement....3 bedrooms/1 baths on the main floor, one bedroom one bath in the basement. The basement also features a kitchenette, The main floor has hardwood floors, lots of large windows and a completely updated kitchen. Laundry is in the basement. Out side there is a large double attached garage....decks and a well treed and landscaped yard. The second home was built in 2010....two bedrooms/one bath/laundry. Both homes have individual septic tanks. The water well is shared. Parcel size 6.7 acres.....just off pavement....close to golf course .