



843078 Range Road 45
Rural Clear Hills County, Alberta

MLS # A2286986



\$900,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,776 sq.ft.	Age:	2003 (23 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	18.00 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Many Trees, Native Plants, No Neigh		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-84-4-W6
Exterior:	Stucco	Zoning:	AG1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Recessed Lighting, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautiful and private acreage located just north of Hines Creek, offering space, comfort, and breathtaking views that stretch for miles. This impressive storey-and-a-half home with a fully developed walk-out basement is perfectly suited for large families or multi-generational living. Boasting 7 bedrooms including two spacious primary suites and a total of 5 bathrooms, this home provides exceptional flexibility and room for everyone. The upper-level primary retreat features a generous layout and a luxurious 5-piece ensuite bath, creating the perfect place to unwind. The bright, open interior is enhanced by abundant windows and a desirable southern exposure, filling the home with natural light throughout the day. A unique winding staircase adds character and architectural charm, while the additional kitchen in the walk-out basement offers excellent potential for extended family living or guest accommodations. Step outside and enjoy the privacy and peaceful surroundings, along with a large attached garage for convenience. The property also features a substantial barn/workshop which would be ideal for hobbies, storage, livestock, or home-based projects. Located just minutes from Hines Creek and a short drive to Fairview, this exceptional acreage combines rural tranquility with easy access to nearby amenities. A rare opportunity to enjoy space, views, and versatility, all in one remarkable property. Call for your appointment to view.