



400006 Range Rd 5-5
Rural Clearwater County, Alberta

MLS # A2287452



\$660,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,541 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Front Drive, Heated Garage, Parking Pad, RV Access | | |
| Lot Size: | 7.16 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Pasture, Private | | |

| | | | |
|--------------------|--|-------------------|---------------------------|
| Heating: | Boiler, In Floor, Forced Air, Wood Stove, Zoned | Water: | Private, Well |
| Floors: | Laminate, Tile | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 6-40-5-W5 |
| Exterior: | ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame | Zoning: | CRA |
| Foundation: | ICF Block, Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s) | | |

Inclusions: Fridge, dishwasher, gas stove top, electric oven, hood range, microwave, bathroom mirrors, ceiling fans, lighting fixtures, window coverings, HRV, washer, dryer, wood stove, garage door opener w. 2 x remotes, garage shelving & workbenches, hot tub, shed, powered 'man cave' shed with fridge, wood shed, play shed, trampoline, play set, greenhouse, powered chicken coop, goat shelter, calf shed, all fencing, satellite dish and office desk in basement

Finally, the acreage that checks all boxes! Treed privacy, relaxing views yet within minutes of full amenities, set up for a hobby farm and garden spaces, over 2800 sq ft of living space, energy efficient and move in ready! Welcome to 7+ acres of country bliss. Conveniently pull into the oversized attached garage boasting in-floor heat and take a load off as you walk into the spacious mudroom equipped with plenty of closet and storage space! Sunlit views shine throughout the open concept kitchen; perfect for family and entertaining. The west facing window overlooking the pasture has been upgraded to triple pane as well as the patio door leading out to your sunset haven. The dining area is thoughtfully situated aside the oversized kitchen island easily accommodating extra guests. Relax in the spacious living room featuring entry to the covered deck; great for taking in sunrises with your morning coffee as the kids play in the front yard. The main floor bathroom, primary bedroom with 4 piece ensuite and two bedrooms complete this sought after layout. Get cozy downstairs in the family room watching your favourite movie or great conversation by the fireplace. Under stair storage divides the recreation space and large bonus office space. A beautifully tiled walk in shower brings spa retreat vibes while two more bedrooms add comfort to your peaceful serenity. Let country roads bring you home!