



**44015 Township Road 37-4
Rural Clearwater County, Alberta**

MLS # A2292756



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,056 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	4.09 Acres		
Lot Feat:	Dog Run Fenced In, Garden, Many Trees		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-37-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Green Houses, Chicken Coops x2, Shed

Morning light filters through the trees as you wrap your hands around a warm mug of coffee. The only sound is the soft rustle of leaves… and maybe a moose wandering quietly past your covered porch. Out here, privacy isn’t a feature — it’s a way of life. This thoughtfully crafted home was designed for both comfort and connection. The heart of the main floor is a stunning modern kitchen, anchored by an expansive island that naturally gathers family and friends. A gas range waits for the chef at heart, while the cozy wood-burning stove creates the kind of warmth you can feel long after the fire fades. It’s the kind of space where stories are shared, meals linger a little longer, and winter evenings feel just right. The main floor offers effortless living, with a peaceful primary retreat, a welcoming guest room, and a full bath with convenient laundry — all designed with function in mind. Downstairs, you’ll find two additional spacious bedrooms, a cold storage room, and a large area already plumbed and ready for a second bathroom. With in-floor heat roughed in as well, the lower level offers flexibility, comfort, and opportunity to truly make it your own. Step outside and the magic continues. Mature trees surround you, lush garden spaces invite you to grow your own harvest, and chicken coops add a touch of charming self-sufficiency. It’s quiet. It’s private. It’s the kind of property that feels like a deep breath at the end of a long day. If your lifestyle goal includes space, serenity, and a little wildlife wandering by — this might just be it.