



375040 Range Road 8-1
Rural Clearwater County, Alberta

MLS # A2294534



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,224 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	3.95 Acres		
Lot Feat:	Cleared, Few Trees, Gentle Sloping, Landscaped, Private		

Heating:	Forced Air, Propane, Wood Stove	Water:	Well
Floors:	Laminate, Vinyl	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-37-8-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Propane, Sewer Connected
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Generator		

Escape to the West Country with this fully developed hillside bungalow—an ideal recreational retreat with low-maintenance, partially off-grid living. Built in 2019, the home is set up for weekends away or full-time use, with peaceful south-facing views over a pond area and frequent wildlife sightings. Enjoy easy access to great nearby lakes, with the mountains just a short drive away, and the town of Rocky Mountain House less than 20 minutes from your doorstep. Inside, you’ll find a bright main floor with a functional kitchen featuring excellent appliances, ample cabinetry, and generous counter space. The living room opens through garden doors to a huge wrap around deck—perfect for barbecues, morning coffee, and taking in the view. Two bedrooms, a 3-piece bath, and convenient main-floor laundry complete the main level. The walk-out basement offers a third bedroom, a spacious family room with exterior access, newly finished bathroom with sauna, and a large utility room. Home was built by Sorrento Homes in 2019. The home optionally can be powered by solar with generator back-up, has on-demand hot water and is heated with propane. Plus, broadband internet has been signed up and paid for - reliable high-speed service in the near future. Whether you’re looking for a weekend getaway for the outdoors or a simple, self-sufficient place to call home, this property delivers comfort, privacy, and the freedom to unplug—without giving up modern conveniences.