



**62064A Township Road 730
Clairmont, Alberta**

MLS # A2294553



\$729,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	2,047 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Workshop in Garage		
Lot Size:	5.34 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Central, Fireplace(s), Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	3-73-6-W6
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	C5
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Smart Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound

Inclusions: Fridge, Microwave, Stove, Dishwasher, Washer, Dryer, Shelving in Attached Garage, Gazebo, Kids Play Centre, Green House, Fridge in Garage, Star Link.

This impressive 2,047 sq ft modular home, originally built in 1997, offers a thoughtfully designed layout featuring 3 spacious bedrooms and 2.5 bathrooms, ideal for families or those seeking peaceful rural living without sacrificing modern amenities. Step inside to a welcoming entrance that sets the tone for the rest of the home, leading into a bright and inviting layout designed for both everyday living and entertaining. The spacious primary bedroom offers a true retreat, complete with a private ensuite featuring a dual vanity and jetted tub. Two additional well-sized bedrooms and full bath with jetted tub provide comfortable accommodations for family or guests. The home features two generous family rooms, offering flexibility for relaxing or hosting, with one showcasing a stunning gas fireplace that adds warmth and charm. A lovely dining room creates the perfect setting for family meals and special gatherings. At the heart of the home, you’ll discover a stunning, fully renovated kitchen (2018), complete with stylish finishes and ample space for entertaining. Throughout the home, you’ll appreciate the added comfort of air conditioning and the convenience of a Crestron smart home system, allowing you to seamlessly control lighting, blinds, and audio throughout. This property is truly turn-key, offering peace of mind and move-in-ready convenience. One of the standout features is the breathtaking 12 x 16 sunroom, complete with a gas stove, an ideal space to unwind year-round while taking in the serene views of your property. The home is built on a solid 4-foot concrete foundation with a crawl space, accessible from both the backyard and the laundry room. The home is also equipped with R/O water, with faucets in the kitchen and full bathrooms. Significant updates have been completed, including shingles on the home (2010) and detached shop (2025),

a new electrical panel added during the 2009 addition, and updated lighting and receptacles (2011), new paint and vinyl plank flooring in (2018), providing peace of mind for years to come. Outside, the property truly shines. The landscaping is impeccable, with mature greenery and an enclosed fenced yard surrounding the home perfect for keeping pets and kids secure. The attached 31 x 28 heated double garage offers plenty of space for vehicles and storage, while the impressive 28 x 40 detached heated shop is fully equipped with 240V power perfect for hobbies, projects, or business use. The heated shop also features an innovative water collection system with two 12,000-gallon tanks that capture runoff from the roof, supplying underground irrigation to the greenhouse, garden, and flower beds, an incredible asset for those with a green thumb. Additional highlights include a 100 amp Kohler propane-powered backup generator for added security and reliability, a leased propane tank through Superior Propane, Star link internet for high-speed rural connectivity, and a comprehensive ASI security system with four panels. Book Your Showing