



394051 Range Road 8-5A
Rural Clearwater County, Alberta

MLS # A2295146



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,507 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Outside, Pa		
Lot Size:	7.12 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Pasture, Private		

Heating:	Forced Air, Propane, Wood Stove	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	30-39-8-W5
Exterior:	Stucco, Vinyl Siding	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Propane
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, Storage, Vinyl Windows, Wood Windows		

Inclusions: Hot tub , kids play center, 2 aerators

7.12 Acres | West of Rocky Mountain House Private, treed and beautifully landscaped, this 7.12-acre acreage is set up for horses, family living, and true country lifestyle. The well-maintained home offers 5 bedrooms and 3 bathrooms, with a warm, inviting living room featuring a cozy Gas stove, and a spacious family room, that may be ready to enjoy your updates, is complete with a second gas stove, wet bar, and abundant storage. The kitchen is functional and bright with oak cabinetry, generous counter space, a plant window, and a convenient pass-through to the living room. The dining area opens to a screened porch with hot tub—perfect for relaxing in every season and home to the Hot Tub, that is included. Outside and you’ll feel it—this place is special. Mature trees, stunning landscaping, greenhouses, firepit area, fenced play space, and multiple camping spots create a private, park-like setting. Two aerated ponds, including a stocked fish pond, add to the peaceful atmosphere. Set up for horses with fenced areas, and room to expand, this property is ready for your four-legged crew. Outbuildings include a heated oversized double attached garage (overhead heater with in-floor heat rough-in), a 40’ x 60’ heated arch rib shop with boiler and in-floor heat, and a 40’ x 60’ pole shed ideal for storage or even potential as an indoor arena, plus a horse shelter. A versatile, turn-key acreage offering privacy, beauty, and functionality—just minutes west of Rocky Mountain House.