



382043 Range Road 4-4
Rural Clearwater County, Alberta

MLS # A2300953



\$859,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 2,570 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Ga | | |
| Lot Size: | 5.45 Acres | | |
| Lot Feat: | Garden, Gentle Sloping, Landscaped, Meadow, Pasture, Rectangular Lot, Vie | | |

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| Heating: | High Efficiency, In Floor, Forced Air, Natural Gas, Wood Stove | Water: | Well |
| Floors: | Ceramic Tile, Hardwood, Vinyl | Sewer: | Pump, Septic Field, Septic Tank |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full | LLD: | 16-38-4-W5 |
| Exterior: | Log, Shingle Siding, Wood Frame | Zoning: | CRA |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Beamed Ceilings, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Sauna, Soaking Tub, Vaulted Ceiling(s), Wood Windows | | |
| Inclusions: | Trampoline and Play Center, Fence Rails by Garage, Fuel Tank and Stand, | | |

The ultimate in country lifestyle! True LOG home featuring exceptional privacy and stunning 360 degree views. This breathtaking property does not disappoint. Enjoy sunrise coffee off the east deck, then end the day with spectacular sunsets on the west deck. Soaring vaulted ceiling with a wall of glass (all triple pane windows) provides a year round view of mother nature that always amazes. Entering the home from the front door invokes sighs of stunned admiration for the huge living area, soaring ceiling and massive windows that greet visitors. Hardwood flooring spreads across the entertainment area. Kitchen is functional and fabulous. Granite counters, upscale appliances and lots of prep space make cooking enjoyable and shareable. This home has been meticulously maintained over the past several years. Updates include all the appliances, the furnace and hot water tank, light fixtures, paint and in summer '25 a complete sand blast of the log exterior and clear coat sealing installation. The upper level was completely renovated in '22 and now features a massive primary bedroom, step up to a heated tile floor ensuite with magnificent "copper" soaker tub, gigantic open shower and water closet. There are 2 walk in closets, one that has room to be both a nursery and closet if desired. Morning sun can be enjoyed on the totally private balcony. Walkout basement has 2 large bedrooms, bath with another giant sized shower and family/games/flex room, all situated on a heated floor. Don't miss the infra red sauna! The oversized garage (24x32) is heated and has a 3 piece bath and boiler system of its own as well as a workshop. The other ancillary building can have multiple functions. It could be a guest house, garage, storage building or even a barn or stable.... hard to believe so you'll have to see it! This building measures 21x27 with a 13x20

mezzanine. The acreage is zoned to allow a couple large animals or chickens etc, large garden spot and more potential than you can dream. Home was originally heated via the hot water floor and the woodstove on the main... logs and the triple pane windows are fairly energy efficient and the owner says his monthly winter gas bill is just under \$300 on average, including heating the oversized garage. This is a one of a kind opportunity...