



**421 Clearwater Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2301178**



**\$749,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Clearwater Estates               |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,368 sq.ft.                     | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 3.83 Acres                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Treed     |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas    | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Linoleum | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                     | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Stucco                                   | <b>Zoning:</b>    | CRA                       |
| <b>Foundation:</b> | Preserved Wood                           | <b>Utilities:</b> | Natural Gas Connected     |
| <b>Features:</b>   | Bar, Ceiling Fan(s)                      |                   |                           |

**Inclusions:** White shed, shelving in garage, custom blinds.

Scenic Acreage nicely tucked in the trees in the desirable Clearwater Estates community, just south of Rocky Mtn House. This walkout bungalow is well maintained and in immaculate condition with a comfortable kitchen, nice big main floor living room, oversized master bedroom with a private deck, ensuite with jetted tub, and walk in closet. There's a second main floor bedroom, as well as a laundry area and two piece bathroom conveniently located next to the back door. The lower level has a walk out to a covered concrete patio (that has a spot for a hot tub with a 60 amp GFI breaker), an oversized rec room with wood stove and kitchen area, a perfect place for entertaining. Two additional bedrooms, a full bathroom as well as lots of storage space complete the lower level. The 24 x 28' detached garage is finished and heated and a site has been cleared next to it for a future shop or parking area. Numerous improvements to this property over the last few years including new flooring, paint and countertops, three new decks built with treated lumber, new windows in the home and stucco on both the house and garage, and a new septic field (2020). This is an acreage that you can simply move in and enjoy!