



GRASSROOTS
REALTY GROUP

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24 Clover View Crescent Rural Vermilion River, County of, Alberta

MLS # A2071106



\$949,900

Division:	Clover View Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,002 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Asphalt, Double Garage Attached, Garage Door Opener, Gated, Heated Gara		
Lot Size:	9.54 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Metal

Basement: None

Exterior: Wood Frame

Foundation: None

Features: Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: CR

Utilities: -

Inclusions: NA

Discover the epitome of luxurious country living with this exceptional single-level home nestled on a private, treed 10-acre parcel situated along the pavement to Vermilion, Alberta. This exquisite property boasts an expansive layout spanning over 4,000 square feet, offering a harmonious blend of tranquility, elegance, and modern comforts. As you approach this remarkable residence, you'll be enchanted by the natural beauty that surrounds it. Towering trees create a sense of privacy, providing a serene oasis where you can escape the hustle and bustle of daily life. The convenience of being located on pavement ensures easy access year-round, making this property an ideal retreat for both leisure and practicality. Step inside and be greeted by the grandeur of this magnificent home. The heart of the residence lies within its captivating kitchen, a true masterpiece that beckons to both aspiring chefs and those who appreciate culinary excellence. The spacious kitchen is a haven of culinary creativity, featuring ample counter space, high-end appliances, and thoughtfully designed cabinetry that offers both functionality and style. This is where family gatherings, dinner parties, and everyday meals become unforgettable experiences. Immerse yourself in the pinnacle of opulence and relaxation within the stunning master bedroom, featuring an expansive walk-in closet, a full bathroom, a fireplace, and a secluded private living room. With over 4,000 square feet of living space, this home provides abundant room for relaxation, entertainment, and cherished moments. The layout seamlessly integrates various living areas, each thoughtfully designed to offer comfort and elegance. Beyond the main residence lies an array of enticing features that truly set this property apart. A massive 50' x 80' shop stands as a testament to endless possibilities, offering an expansive space for hobbies,

projects, or even a home-based business. This versatile space is limited only by your imagination. For guests or those seeking a peaceful getaway, a charming 16' x 20' cabin awaits. Complete with a propane fireplace, pine walls, vinyl flooring, water, and electricity, this cabin provides a cozy haven that perfectly complements the natural beauty of the surroundings. Imagine evenings spent by the fire, sharing stories and creating memories that will last a lifetime. The outdoor amenities of this property continue to delight with a fire pit, a gathering spot where you can enjoy the company of loved ones under the open sky. Plug-ins for campers offer the ultimate convenience for visitors, ensuring their stay is comfortable and enjoyable. From the expansive kitchen to the inviting living areas and the array of outdoor amenities, every facet of this property has been meticulously crafted to offer an unparalleled living experience. Embrace the opportunity to own a slice of tranquility and elegance, where nature's beauty harmonizes with modern comforts to create a haven you'll be proud to call home.