



**105 Meadow Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2097833**



**\$1,450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,963 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	57.11 Acres		
<b>Lot Feat:</b>	Meadow, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Private Sewer, Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	4-40-7-W5
<b>Exterior:</b>	None	<b>Zoning:</b>	RF
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Built-in Jenn-air Stove Top, Built-in Oven, Microwave, Dishwasher, Ceiling Fan(s), Natural Gas Fireplace, Wood Stove x2 (as-is), garage Door Opener / Remote(s), All Window Coverings, All Outbuildings

Remarkable property on the scenic banks of the North Saskatchewan River located along the David Thompson Highway (hwy 11) and at the intersection of Cowboy Trail (hwy 22) and conveniently located on the outskirts of Rocky Mountain House, AB. 57.11 acres of land zoned Recreation Facility District "RF". The purpose of this district is to accommodate & regulate the development of major or intensive recreational buildings and uses. The current owners have been issued a conditional development permit for the construction & operation of a Campground, the conditional approval was issued in August of 2021. The development permit allows for the development and operation of a commercial unserviced (dry camping) recreational vehicle park/campground. Development was proposed to be in 2 phases over the next couple of years; at full buildout it would contain 84 camping stalls and 2 group camping areas containing 8 camp stalls in each for a total of 100 camping stalls. In addition to the potential that the land offers, there is a well maintained 1992 walkout bungalow on the property with 3 bedrooms and 3 bathrooms on the main floor and a partially developed walkout basement. The home offers main floor laundry, vaulted ceilings, a gas fireplace and a free standing wood stove. The primary ensuite is wheelchair accessible for anyone who has mobility limitations. There is a gorgeous view from the covered westerly facing deck, dining room and living room taking full advantage of the views of the mountain range. Attached by a breeze way there is a double detached garage 23'3 x 23'9 and additional there is a large metal cad workshop (28'5x52'10) 28'5x14'11 heated and is used for woodworking and the balance of the building being utilized for cold storage 28'5x37'7. Location is key on this property with easy access to the town of Rocky Mountain House,

the west country, lakes and rivers, 2 golf courses within 10 minutes, established trail systems for walking, biking and off road vehicles nearby, this portion of the river offer low bank access to the river and would be easy to dock boats and canoes. This property has limitless potential and must be seen to be fully appreciated.