



410025B Highway 22
Rural Clearwater County, Alberta

MLS # A2102317



\$870,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,732 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Heated Garage, Oversized, Wooded		
Lot Size:	15.28 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Many Trees, Pasture		

Heating:	Boiler, Fan Coil, In Floor, Natural Gas	Water:	Private, Well
Floors:	Hardwood, Laminate	Sewer:	Engineered Septic
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-41-7-W5
Exterior:	Log	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: entryway closets, hot tub, 3 storage sheds, horse shelter

If you are looking for a lifestyle to go with your beautiful property this may be the one for you. Let's start with the mountain view, an 80 degree panoramic view of 40+ peaks of the Rocky Mountain eastern slopes. 15+ acres of peaceful nature with several km of bush and pasture trails to wander on foot, bike, skis, snowshoes, horseback or quad. Marvel at the whitetail deer who raise their fawns in the 5 acre bush block within sight of the house and the occasional moose who wander through. The 2004 Blue Trail Log Home is constructed of 25-50cm spruce logs and has had regular maintenance by the builder. Gleaming maple hardwood floors throughout the entire main floor and knotty pine T&G ceilings throughout the upper 2 floors. Open concept living space on the main level with a beautiful 2 storey vaulted wall of windows in the living room to take in the big mountain views, which you can enjoy from the kitchen table too. The free standing wood stove keeps everything cozy in the winter and the convenient main floor laundry is an added bonus. The master suite is on the second level with access to a private deck where you will be greeted with the sunrise through the surrounding natural wooded area. There's also a spacious 4 piece ensuite complete with a claw foot soaker tub. The open mezzanine space on this level overlooks the living room, has amazing views and is a great spot for the home office, reading nook or craft space. There are windows on all sides of the upper level for viewing the entire yard and pastures. The finished basement is a great space for the kids or overnight friends and family with 3 more good sized bedrooms, a family room and a recently updated 3 piece bathroom. The full wrap around deck surrounds the entire house with ample space to enjoy BBQ's, relax in the hot tub and sit back in your lounge chairs enjoying the stunning sunsets or

watching the distant storms roll over the mountains. The oversized garage/workshop was originally built as a temporary residence with a 3 piece bath and wired for 220V kitchen/laundry appliances, heated with an overhead gas furnace and a wood stove and is currently set up for a single vehicle and large workshop but could easily be converted back to a double garage. \$40K French Drain system prevents any surface or ground water from getting to the house, good for insurance and peace of mind. 1/2 acre dog run with 5' fencing behind the house with dog-door access into the heated garage. Property is fenced into pastures with a round pen and a shelter. There's additional storage sheds plus a great wood shed with room to split indoors and lighting. The yard is beautifully landscaped with planted Birch, Fir, Maple and Silverleaf Willow in addition to Apples Trees and a raised bed garden. There have been 600+ planted Spruce, Pine, Willow and Larch trees planted through the pasture areas creating a private yard site. This property is so much more than just a beautiful log home with a spectacular mountain view!