



**27 Misty Valley Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2107558**



**\$794,500**

<b>Division:</b>	Misty Valley		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	2.82 Acres		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Native Plants, Views		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Propane	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic System, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	21-40-12-W5
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Propane, Satellite Internet
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** All window coverings, overhed garage door opener / remote, shelves in gargaie, firepit, MAIN HOUSE: Fridge, Stove, Dishwasher, Microhood, ceiling fan / remote, woodstove, washer/dryer LOFT-SUITE: Fridge, Stove, Hoodfan, catalytic wood stove, cabinet in the bathroom, washer/dryer

Enjoy million dollars views from the privacy and comforts of this Scandinavian inspired Westcountry acreage. From inferno sunrises to Aurora Borealis enjoy the swirling rivers of greenish-blue light dancing in the night sky to panaramic mountain scapes this property boasts fantastic views year-round. One-of-a-kind newly developed westcountry paradise located west of Rocky Mountain House & east of Nordegg, AB in the intimate rural community of Misty Valley Estates. This property will appeal to outdoor enthusiasts and anyone who wants to be closer to the mountains. Newly developed in 2023 this home is on a CR (Country Residential) acreage on 2.82 acres, fully serviced with water (well), power, septic, and propane. 2023 Northplex custom-built modular/manufactured house offering a very comfortable upscale home featuring vaulted ceilings, large open concept living, kitchen, dining room, 3 bedrooms and 2 bathrooms, wraparound deck, and expansive windows to capitalize all of the gorgeous views Misty Valley has to offer The kitchen is spectacular with a complete LG appliance package, walk-in pantry, oversized island complete with quartz countertops & complimented with modern black fixtures. In addition to the main residence, there is a heated detached garage with a 2nd floor loft - suite. The loft offers a great place for a home office away from your main living space with panoramic views or a private retreat for weekend guests. Both the main residence and loft are SW facing and boast wood-burning stoves. This is a rare opportunity to buy into the Misty Valley area with a TURN-KEY property. Misty Valley is a prime location for all your outdoor adventures centrally located between Rocky Mountain House and Nordegg with easy access to fishing, hunting, snowshoeing, hiking, and off-roading adventures (The Rail Trail runs on the outskirts of the

subdivision). Your NORDIC escape awaits you!