



10 Cliffside Trail
Rural Clearwater County, Alberta

MLS # A2109288



\$759,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	2,311 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized, See Remarks		
Lot Size:	2.28 Acres		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Many Trees, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Drinking Water, Private, Well
Floors:	Laminate	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	28-39-7-W5
Exterior:	Vinyl Siding	Zoning:	Institutional
Foundation:	Piling(s)	Utilities:	Electricity, Natural Gas Connected, High Speed Intern
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Less than 1 minute from the River and the Town of Rocky Mountain House with many excellent services. This parcel hosts a private driveway to its 80' x 50' in floor heated shop with an RV/ truck door that's 14' x 12'. The interior of this shop has 2 bathrooms, office space and classroom or lunch room space with a wet bar and an outdoor play area and shed/play house (or it could be a relaxation area for staff or clients). The main house is a bungalow with a detached 40' x 40' garage. Come see this stunning kitchen with a breakfast bar and handy pantry. This ample kitchen is open to the living room and dining room, (both with convenient deck access to enjoy the sunsets and sunrise and make memories with your favorite person or just to relax, surrounded by nature). There are two separate living rooms, both with deck access. This creates two engaging entertainment spaces and plenty of room to rest and unwind in front of the gas fireplace. There's main floor laundry and a massive king sized bedroom with a huge walk in closet as well as a private shower (in addition to the dreamy soaker tub). A beautiful space to rejuvenate at the end of the day. There are 2 separate vanities in the ensuite with excellent storage to keep things stored separate, clean, and tidy. This property also has a driveway to the 34' x 22' heated double garage with workbench and 220 power. There's a staircase access from this garage to the modern, open concept, 2 bedroom, wheel chair accessible compassion/family suite. This suite also has an entrance from the upper driveway near the heated shop. It is a bungalow with wheel chair access with a garage beneath. This suite has main floor laundry, storage space, a walk in bathtub/shower combo, open concept kitchen, dining and living room with a serene balcony access to relax and enjoy your favorite night cap. There's plenty of room for parking RV's,

trucks and trailers for all your personal, family and business needs.