



**373028 7-1 Range Road
Rural Clearwater County, Alberta**

MLS # A2111356



\$1,699,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,430 sq.ft.	Age:	1983 (41 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	159.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Landscaped, Many		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Spring, Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-37-7-W5
Exterior:	Log, Stucco	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Vaulted Ceiling(s)		

Inclusions: 4 garage door openers and all controls, overhead heater in shop, central vac and all attachments, wood stove, all ceiling fans, fridge, stove, built-in microwave, built-in dishwasher, TV wall mount in the living room, wood stove in the cabin, garden shed, and all raised beds, all blinds and window coverings

Welcome to your dream mountain retreat! FULL UNCUT QUARTER SECTION(-1 acre) backing on to Crown land on the West boundary of the property!! There is also surface oil revenue and pasture land is leased out in the summer months. Embrace the great outdoors with this spectacular property nestled in the heart of nature's paradise. Experience the awe-inspiring beauty of towering spruce trees and breathtaking mountain views right from your doorstep. For the avid outdoorsman or woman, this property is a haven of recreational opportunities. Enjoy hunting, fishing, quadding, and snowmobiling on your private oasis. Explore the numerous hiking trails and snowshoe through picturesque landscapes, immersing yourself in the tranquility of nature. Worried about water supply? Fear not! This property boasts an artesian well with stream, ensuring a consistent and reliable water source year-round. Have a collection of vehicles or equipment? We've got you covered with a generous 53' x 24' attached heated garage, providing ample parking and protection for all your toys. Living sustainably is made easy with a chicken coop for your hens to be kept safely out of the elements and coyotes. Experience the joys of farm-to-table living right on your property! Calling all craftsmen and hobbyists! A 40'x60' heated shop with a 20'x60' lean-to, equipped with water, 30amp plug-in, and 220 power with radiant heat, awaits your creative projects and repairs. Step inside the charming house, and you'll find a warm and inviting atmosphere, enhanced by a cozy wood-burning stove. You will find a mix of old and new, the original log home was built in 1983 and consists of a Great room to enjoy in the evening hours, guest bedroom, laundry room area and full bath plus a upper level office and library in the loft area. the new addition which was built in 2000 has a super size master bedroom with a

full ensuite, and there is a delightful dining area more views of the peaceful landscape outside. The kitchen has a dinette area and a 2 piece bath. Three skylights flood the interior with natural light, creating an ambiance that is both comfortable and uplifting. There is another spacious multi purpose room that has an abundance of natural light streaming in and will be a favourite place for the hobbyist or use it as a family room or whatever you choose. Breathe in the fresh mountain air as you relax on the large covered deck, soaking in the scenic vistas that surround you. This property truly offers the best of mountain living, with its remarkable combination of natural beauty, recreational opportunities, and functional amenities. There also is oil revenue coming in & 90 acres are leased out for pastureland. Whether you're seeking a serene getaway or a permanent retreat, this is the perfect place to call home. THIS IS A RARE OPPORTUNITY FOR YOU!