



**75077 Township Road 39-0
Rural Clearwater County, Alberta**

MLS # A2113884



\$839,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,720 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	21.00 Acres		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	31-38-7-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	Agricultural
Foundation:	Wood	Utilities:	-
Features:	Bar, Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Acreages like this don't come up very often! Private and treed 21 acres located just west of Rocky Mtn. House with a custom built walk out bungalow offered for sale by the original owner. This home was built by reputable local contractor Peter Belder with lots of unique features and great square footage - 1720 sq ft on the main floor and 1605 in the basement. There's a large country kitchen, spacious master suite with a four piece bathroom, dressing area and walk in closet, sunken living room with a large rock surround fire place and a conveniently located main floor laundry room beside the garage entrance. Several doors lead to the back tiered deck and the basement family room has garden doors that open to the sloped back yard as well. You'll also find a rec room with a roughed in bar and three large bedrooms plus a full bathroom in the lower level. Outside you can enjoy the natural landscaping and if you'd like to have animals there's a small barn, stock waterer, several corrals and pastures as well as an outdoor riding arena (has not been used for several years). With pavement right to your driveway yet only minutes from Cow Lake and Rocky this property has a great west country location.