



**384040 Highway 22 Highway
Rural Clearwater County, Alberta**

MLS # A2115571



\$619,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,363 sq.ft.	Age:	1977 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Quad or More Attached		
Lot Size:	9.89 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Lawn, No Neighbours Behind, Landscaped, M		

Heating:	Forced Air, Natural Gas, Pellet Stove, Wood Stove, Zoned	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: None

RARE 9.89 ACRES!! Conveniently located off PAVED Hwy 22, just mins to Rocky Mtn House. The spacious ****NEWLY & extensively RENOVATED 3,363 Sqft 2 Story, 5 BDRM Home****, enjoys NEW PAINT, FLOORING, LIGHT FIXTURES, NEW DRYWALLING & a NEW separate wing at the end of the home with 2 Bedrms, 3 pc Bathrm separate Laundry, great for Senior parents or older kids. SHINGLES done recently tool This spacious home welcomes you into a large Foyer. You can head to the Living Rm or the Family/Theatre Room, bragging a Murphy bed for extra guests or fun watching Movies on Sleep-Over nights! The huge Country Kitchen w adjoining Dining Room is great space for entertaining, loving the cozy Wood stove. Next, is a super cool HOT TUB Rm (Hot Tub needs a part to make operational) or could be a great space for a 2nd Kitchen/Living Rm. Out back, West of the Kitchen, is a wonderful lg 2 level SUN ROOM with quality roll-up/down windows, just waiting for you to enjoy your Coffee, morning, noon or night! Upstairs, there are 3 lg Bdrms/ 1 huge 5pc Bthrm with Jetted tub, separate Shower & 2nd big LAUNDRY Rm. We can't forget the ****HUGE 3 CAR GARAGE****, with 1 over-sized BAY with room for your long-box Dually truck & workshop! 2 Furnaces heat this home! Also a serviced****40x60 ft SHOP**** with concrete floor! Fenced, Cross fenced, a Water Hydrant, 3 Large pastures, pens for your animals, a big Open front Shed, wee 2 Stall Barn, Chicken coop, Sheds and Cabin, all have Power! Under the home, is a full crawl space,(access is in the closet under stair well) consisting of a 0.8 meter ceiling height, poured concrete perimeter walls & poured concrete floor. SO MUCH HERE!