



533 Raven Rise
Rural Clearwater County, Alberta

MLS # A2116065



\$740,000

Division:	Nordegg - Hamlet - North		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,186 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	2.47 Acres		
Lot Feat:	Landscaped, Treed, Views		

Heating: Boiler, In Floor, Fireplace(s), Propane

Water: Well

Floors: Vinyl Plank

Sewer: Septic Field, Septic Tank

Roof: Metal

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: NRR - Nordegg Rural Resid

Foundation: ICF Block

Utilities: Propane

Features: Bar, Granite Counters, Open Floorplan, Pantry, Sauna, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

FANTASTIC VIEWS - from this 2.4 acre lot on raven Rise in senic Nordegg. The residence is a 1186 sq. ft. bungalow, 2 + 1 bedrooms, 3 baths with a nice open floor plan. Living room has a vaulted ceiling, feature rock fireplace, limestone flooring & garden doors to a spacious 16' x 20' west facing deck with awesome mountain views. Kitchen is 13' x 12' with oak cabinets and eating nook, pantry & new granite counter tops. Primary bedroom comes with a 3 piece ensuite. One additional bedroom & a 4 peice bath complete the main level. One bedroom in basement as well as a large rec room, wet bar, 3 piece bath plus laundry/utility room. The attached oversized garage is 29' x 30' with two 10' x 10' overhead doors for all the recreation toys. There is a 14' x 20' cedar log cabin used as a sauna/steam bath with a front living area & loft, built in 2010. Landscaping is surperb with retaining walls, firepit area with great views. Very clean & well kept property.