



385055 Range Road 7-1
Rural Clearwater County, Alberta

MLS # A2121516



\$799,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	2,711 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	7.00 Acres		
Lot Feat:	Farm, Landscaped, Subdivided		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	36-38-7-W5
Exterior:	Composite Siding	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener and Remotes, Shop Garage Door Opener and Remote, Propane Tank, Garage Heater

Honey Stop the car.....Mountain Views, 7 acres close to Rocky Mountain House and Pre-Inspected. Boasting a spacious 2711 square feet bungalow, this property offers the perfect blend of comfort and functionality. Step into the welcoming open concept floor plan, designed for entertaining guests and creating lasting memories with loved ones. The kitchen, adorned with a corner pantry and a large sit-up island, provides the perfect setting for large family meals and casual gatherings. Adjacent, the dining area awaits, offering ample space to accommodate a large dining table, ensuring unforgettable family holidays and gatherings. Unwind in the cozy living room, featuring access to the wrap-around south-facing deck, seamlessly extending the entertainment space outdoors. With its thoughtful layout, this property offers a great setup for hosting and entertaining, allowing for effortless transitions between indoor and outdoor living. For those seeking relaxation, the primary bedroom boasts a spacious walk-in closet and a luxurious 5-piece ensuite, providing a private retreat within the home. Two additional bedrooms offer comfortable accommodations, while an office space provides a great work space. The bonus room can be used as another family room for the kids to play or if you need an additional bedroom it will work great for that as well! Convenience meets functionality with a triple attached heated garage, ensuring comfort during colder months. Outside, the hobby farmer will find a plethora of amenities, including a large shop(31'8x48'3) and a 3-stall barn with a maternity pen and full loft, hay shed, cattle shoot system, 2 stock waters and fuel shed. Embrace the charm and serenity of rural living while enjoying modern comforts and amenities.