



19 BOULDER Drive
Rural Clearwater County, Alberta

MLS # A2122027



\$988,888

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,635 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Driveway, Garage Faces Front, Oversized, Triple Garage		
Lot Size:	2.78 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Gard		

Heating:	In Floor, Natural Gas, None	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Walk-Out To Grade	LLD:	30-38-7-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	FRIDGE/STOVE/DISHWASHER/HOOD FAN/WASHER+DRYER		

This home was built with the intension of creating experiences and making memories. Nestled in the trees you have privacy in your backyard that includes a massive professional golf green and bunker (also known as a sandbox for the kids) where you can work on your short game or just enjoy some mini golf. It also doubles as a great space for lawn games, lounging in the sun, setting up a sprinkler and it's perfectly manicured - no lawnmower required. There's a gorgeous rock retaining wall, with steps leading down to the wildflower meadow that includes a large stone patio and firepit where you'll enjoy warm fires and star gazing (the dark sky is perfect for observing meteor showers and occasionally the northern lights). Expect hundreds of blooms from the first sign of spring all the way into fall. You'll feel connected to nature not only through the landscape, but by the beautiful animals that come to visit the property including a curious and playful little fox family, whistle pig that visits his bachelor pad each spring, twin moose and many others. Out front is where you can pick delicious fresh fruit from the trees and bushes, plus there are raised garden beds for you to plant your favorite vegetables. This acreage is extremely low maintenance - minimal lawn to mow, landscape fabric under the cedar chips and rock bed to keep weeding to a minimum, completed with custom cement curbing giving you more time to enjoy the peace and tranquility. The property is beautiful and serene but eventually you'll want to go inside. The moment you enter, your feet will be nicely warmed by the in-floor heat that runs on all levels throughout the house ensuring you always feel cozy. Massive windows let in lots of natural light. Head into the kitchen to do some cooking, baking, or entertaining around the large 10-foot island and open concept living and dining area. Prioritizing your wellness and

staying active are almost a given here. Step into the primary bedroom where there's plenty of space for yoga or stretching. You can relax in the large soaker tub or take a nice hot shower under the rain head. Venture out to the screened fireplace room (that feels like a treehouse), to enjoy a beverage or read a book while you listen to the birds and squirrels playing in the forest around you. If you enjoyed the golf green outside, you'll want to go downstairs to the golf room for a round at Pebble Beach on the HD Golf Simulator (which also has the option to be upgraded to include other sports such as hockey or baseball). The huge screen can also be used to watch movies and TV. Workout in your home gym where the 10-foot ceilings in the basement are high enough for jump rope, or you could opt to relax and unwind in the spacious living room. These are just a fraction of the possibilities this home has for you to create your own memories... Imagine having the lifestyle most people are only able to experience by visiting a luxury retreat.