



370050 Range Road 6-1
Rural Clearwater County, Alberta

MLS # A2123252



\$1,250,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Double Wide Mobile Home		
Size:	1,700 sq.ft.	Age:	1992 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	151.96 Acres		
Lot Feat:	Pasture, Treed		

Heating: Floor Furnace, Natural Gas, Wood Stove

Water: Well

Floors: Carpet, Hardwood, Linoleum

Sewer: Open Discharge, Septic Tank

Roof: Metal

Condo Fee: -

Basement: None

LLD: 2-37-6-W5

Exterior: See Remarks

Zoning: A

Foundation: Block

Utilities: Electricity Connected

Features: Vaulted Ceiling(s)

Inclusions: Wood Shed, Generator Shed

6 km N of the quaint Hamlet of Caroline with all Amenities needed & just off paved Arbutus Rd, a beautifully tree lined driveway leads you to your private Home Sweet Home on 151.96 Acres! A gorgeous 1992 -1,700 Sqft. DB wide 3 Bdrm/2 Bth modular enjoys a spacious open concept with 2 Living Rms & a large Dining Rm with Vaulted Ceiling. The owners have taken great pride in laying the best flooring on the market. Mannington Platinum is laid in the kitchen, two Bedrms & Bthrms, while one Living Rm has hardwood with tile pattern. The Master Bdrm is carpeted with room for a king sized bed + end tables. The 4 pc Ensuite incl a jetted soaker Tub & Shower, bright & sunny with a sky light. 3 skylights in the Kitchen, keeps it cheerful with natural light. With 2x6 in. walls, the Rooms are warm in the winter, with a wood stove to take any chill off. The ceiling fans keep the whole house cool during the hot season, although air conditioners have been installed in the kitchen & Master Bedrm. Perennial vines growing on the west side of the house, keep out the hot late day sun. You will enjoy the covered deck on 3 sides of the home, as well as the practical, well built glass house to extend the warm season. The fire pit is enclosed in flowering vines, giving shelter from the rain. The yard provides apples, raspberries, rhubarb & HoneyBerry Hascaps. It is beautifully set up! The farm has been well laid out so that it's easy to herd your animals closer to the barn into smaller corrals. Perfect for raising horses, cows or llamas. The corrals are made with railway ties for posts that will last for generations. Each paddock has it's own automatic waterer & shelter. Oversized 32 x 40ft Detached Garage, 36x64 ft Barn with 7 Box stalls, Corrals, 11x16ft Generator Shed with a Transfer switch will power the home in the event of a power failure/shortage, a big, full wood shed, 2 10x10ft

insulated Metal clad Sheds for storage. OH MY GOSH, the LANDSCAPING, the Perennials are stunning! 83 Acres of Hay adds yearly Farm income. Close to the Clearwater River for fishing & tubing, but far enough away that the quarter is safe from flooding & next door to the Caroline Golf Course! Your private paradise awaits you.