



362036 Rge Rd 55
Rural Clearwater County, Alberta

MLS # A2123406



\$1,095,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,082 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Garage F | | |
| Lot Size: | 6.15 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Brush, Fruit Trees/Shrub(s), Few | | |

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| Heating: | In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas | Water: | Well |
| Floors: | Ceramic Tile, Hardwood, Laminate, Linoleum, Tile, Vinyl | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | 18-36-5-W5 |
| Exterior: | ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Silent Floor Joists, Wood Siding, Wood Frame, Residence Agricul | Utilities: | Electricity Connected, Natural Gas Connected, Phone |
| Foundation: | ICF Block | | |
| Features: | Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Solar Tube(s), Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | Window Coverings | | |

Embrace the essence of rural living with this exceptional Executive Acreage located East of Caroline on 6.15 acres, offering unparalleled views of the Rocky Mountains from its elevated location. Constructed in 2010, this 2082 sq ft custom-built residence boasts an enduring ICF foundation and walls, ensuring both efficiency and resilience. The home is thoughtfully designed for year-round comfort, featuring triple-pane windows, in-floor heating in the basement, Central A/C, and a furnace. Step into a realm of luxury and functionality on the main floor, where a spacious primary bedroom awaits with its lavish ensuite, accompanied by a designated office and a convenient laundry room. The heart of the home lies in the meticulously crafted kitchen, adorned with Cherry wood cabinetry, a 5-gas burner stove, and a generous 9-foot island, complemented by coffered ceilings that add a touch of elegance to the dining area. The adjacent living room offers a cozy retreat, perfect for relaxation after a day of taking in the scenic beauty of the surroundings. Venture downstairs to discover large windows and ceilings allowing in lots of natural light, and in-floor heating, you won't even feel like you're in a basement. There are two additional bedrooms, a full bath, and a sound-insulated TV area perfect for your family and friends to hang out in. The wet bar offers a perfect spot for entertaining that seamlessly transitions to the outdoors through a patio, blurring the lines between indoor and outdoor living. Outside you'll be able to enjoy an evening on the terraced patio and enjoying the peace and serenity at the fire pit at the base of the waterfall. Complementing the main residence is an expansive 40' by 70' shop, originally utilized as a residence during the construction phase, now repurposed into a versatile workspace. Complete with in-floor

heating, a separate sewage tank for the shop, a separate grey water system for the in-floor drain, a fully equipped kitchen, a full bathroom, a storage mezzanine, this shop offers the perfect setting for pursuing your hobbies. A large 14' by 14' overhead door ensures easy access for storing motorhomes, tractors, and any other equipment or projects. You will want to spend time in the meticulously manicured yard with its professionally landscaped features, including concrete walkways, charming rock walls, and a captivating rock waterfall that adds a touch of tranquility to the outdoor space. A greenhouse provides the opportunity for gardening enthusiasts to cultivate their own oasis, while garden sheds offer practical storage solutions for tools and equipment. With its harmonious blend of luxurious amenities, breathtaking views, and versatile workshop space, this property offers a rare opportunity to embrace the rural lifestyle without compromising on comfort or convenience. Schedule your viewing today and envision the boundless possibilities that await in this idyllic countryside retreat.