



**11 Beaver Dam View**  
**Rural Clearwater County, Alberta**

**MLS # A2127008**



**\$857,500**

<b>Division:</b>	Beaver Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	2.89 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Dog Run Fenced In, Many Trees, Priv		

<b>Heating:</b>	Boiler	<b>Water:</b>	Private
<b>Floors:</b>	Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Log	<b>Zoning:</b>	Residential-Recreational
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, Soaking Tub, Wired for Sound		

**Inclusions:** dog house and run, garden shed, 2 wood sheds

Welcome to your dream log home retreat! Nestled among towering trees (over 50 nursery trees planted) and tranquil nature, this custom log home is a masterpiece of craftsmanship and luxury. Step inside to discover the heart of this home - a spacious kitchen boasting exquisite granite countertops that perfectly complement the rustic charm of the home. Whether you're preparing a family feast or entertaining guests, this kitchen is sure to inspire culinary creativity. There is also gas hook ups if a buyer prefers a gas stove. Off the kitchen is a large back entryway (with optional washer/dryer hook ups) that would make a perfect custom walk in pantry, a beautifully finished guest bathroom, and the first guest bedroom. The main living area is a testament to the artistry of log construction, with massive logs forming the walls and soaring ceilings that create a sense of spaciousness and grandeur. Gather around the wood burning stove on chilly evenings, or bask in the warm glow of natural light streaming through the expansive windows. The hand scraped hardwood floors add the perfect touch to the space. Escape to the private primary suite, a sanctuary of comfort and style. As you enter the upstairs escape you will be greeted with an impressive antique church barn style door imported from Asia, and a built in 150 year old Douglas fir computer desk. You can easily picture yourself enjoying your morning coffee on your personal East facing balcony after a restful nights sleep. Recently finished with meticulous attention to detail, the ensuite bathroom is a spa-like oasis featuring a luxurious walk-in glass shower and a standalone soaking tub where you can unwind and rejuvenate after a long day. The lower level offers even more space to relax and entertain, with a walk-out basement providing seamless access to the outdoors. Imagine hosting gatherings with loved ones, or

simply enjoying quiet moments surrounded by the beauty of nature. You will also find 2 more large bedrooms, and a third bathroom here. Outside, a goldfish pond adds a touch of serenity to the landscaped grounds, creating a picturesque backdrop for outdoor living. Whether you're sipping your morning coffee on the deck or strolling through the property, you'll feel a deep connection to the natural world around you. Experience the magic of west country living in this exceptional log home, where every detail has been thoughtfully designed to elevate your lifestyle. Located near several lakes, and on the doorstep of crown land, this is an outdoorsy persons dream! Imagine taking the quads and bikes right from your yard and heading out for the day- no hauling required! Many details in this home need to be seen to be appreciated! Just 10 minutes to the village of Caroline, 30 minutes to Rocky Mountain house. 1 hour to Red Deer and 1 hour and 45 minutes to Calgary.