



**722020 Range Road 60**  
**Clairmont, Alberta**

**MLS # A2127479**



**\$1,700,000**

<b>Division:</b>	Clairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,880 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	9.84 Acres		
<b>Lot Feat:</b>	Brush, Few Trees, Interior Lot, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C
<b>Features:</b>	See Remarks		

**Inclusions:** Basement Fridge and Stove, Cone near house.

This is an extremely well maintained home and acreage with great features. The 1880 sqft home has a large kitchen, dining room, sitting room and a living room with a wood fireplace. As well the main floor has 3 bedrooms, 3 full bathrooms and main floor laundry. Downstairs is fully developed with a large screen theater room and an independent 1 bedroom mother in-law suite with a small kitchen and bathroom. There is also a large office and a cold/storage room. Most of the flooring in the home is new vinyl planking with some carpet areas. There is an attached double garage with a concrete apron and decks on the front and back. The exterior has composite board siding and the asphalt shingles are about 7 years old. There have been several updates to the 9.84 acre property such as a 32 x 60 pole shed, a 40 x 80 storage shed and a 30 x 40 coverall type building. The property is fully fenced and the driveway has a black decorative gate along range road 60. This Property is currently surrounded by agricultural land, but is in a location that is under an area structure plan for commercial usage. The property is currently zoned AG but there is a great opportunity to establish a commercial usage. Fire hydrants are on RR60 in front of this property as well as other infrastructure close by. Please call listing office or a Realtor&reg; of your choice.