



53080 HWY 12
Rural Clearwater County, Alberta

MLS # A2132722



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,114 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	6.99 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Gentle Sloping, No Neighbours Behind, Yard Light		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	28-40-5-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, Pantry		

Inclusions: TV and surround sounds system in basement.

Welcome to your expansive 6.99-acre retreat, where modern sophistication harmonizes with serene countryside living against a backdrop of the west country and mountain views. This meticulously maintained property showcases a partially renovated home, offering a blend of contemporary comfort and potential for personalization. Step inside to discover the luxurious touch of heated tile flooring in the upstairs bathroom, inviting you to unwind in style. The family room boasts an inviting electric fireplace surrounded by tile, complete with a TV and surround sound system for ultimate entertainment. The kitchen features a gourmet gas stove, perfect for culinary adventures, while the covered deck provides an ideal vantage point to watch the sunsets paint the sky in vibrant hues. Some of the recent upgrades include a new tin roof and siding, durable laminate flooring, soft and neutral colored carpet, a well designed kitchen with plenty of storage, an office with French doors for privacy, a cozy family room, bonus room was completely reconstructed, all new windows and exterior doors, as well as a rebuilt wrap-around deck, all of this to ensure both durability and aesthetic appeal. Practical amenities abound, with new perimeter fencing ensuring security and privacy, along with livestock shelters providing comfort for your animals. The property is also zoned CRA (Country Residential Agricultural), offering flexibility for various land use options. Don't miss the opportunity to call this distinguished property your own. Schedule a viewing today and experience the epitome of refined country living.