



**9 ALDER GREEN**  
**Rural Clearwater County, Alberta**

**MLS # A2135409**



**\$668,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Driveway, Garage Faces Front, H		
<b>Lot Size:</b>	4.30 Acres		
<b>Lot Feat:</b>	Back Yard, Gazebo, Garden, Low Maintenance Landscape, Gentle Sloping, M		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Open Discharge, Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	27-35-5-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Sauna, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Sauna, Browng safe, bookcases, metal cabinet, all decor and furniture, household goods, greenhouse, wall mounted elk, gazebo, all shed, wood shed, BBQ and outdoor grill, raised garden boxes, fire pit, composters, lawn furniture, zero turn lawn tractor.

Nestled on 4.3 acres of forest, "TANGLEWOOD" has CONTEMPORARY architecture and a mix of building materials, radiating NATURAL beauty and CHARM in this one-and-a-half-storey LOG HOME. The exterior, adorned with RICHLY textured WOOD, harmoniously merges with the TRANQUIL surroundings, creating a timeless and idyllic RETREAT. The spacious ENTRYWAY features an OVERSIZED closet, gleaming TILE floors, and a convenient 2-piece bathroom. The OPEN-CONCEPT kitchen, living room, and dining area form an inviting GREAT ROOM, while the LOFT, with its VANTAGE point over this space, serves as 2 ADDITIONAL BEDROOMS, comfortably accommodating 4 QUEEN BEDS. Tucked away for PRIVACY, the master bedroom boasts a DOUBLE walk-through closet leading to a BEAUTIFULLY tiled 4-piece bathroom, enveloping you in serenity and LUXURY. The carefully designed interior COMBINES - drywall and LOG walls - creating a perfect balance. The kitchen boasts beautiful REAL PINE cabinetry and a convenient storage pantry next to the built-in fridge, all complemented by the light-toned HARDWOOD floors. The window views from the - floor to SOARING/VAULTED ceilings - are incredible. On chilly evenings, cozy up by the WOOD BURNING fireplace in the ENCHANTING great room, or step outside onto the front deck through the large patio door to enjoy the SUMMER breeze. Surrounded by NATURAL beauty, the low-maintenance landscaping preserves the LOCAL flora and fauna, while a GREENHOUSE and thoughtfully planned raised GARDEN beds offer opportunities for those with a green thumb. The basement is a HAVEN for relaxation, a spacious RECREATION room, complete with a SAUNA, as well as an oversized STORAGE and service room with AMPLE shelving, a newer freezer, and laundry

facilities. The home is EQUIPPED with HOT-WATER-ON-DEMAND, a 3-year-old furnace, and an electrical BACK-UP system, ensuring comfort and convenience year-round. The 25x27 GARAGE has PLENTY of STORAGE with the added shelves, workbenches and cupboards essential to keeping things neat. It is HEATED, INSULATED, and WIRED for 220 !! Good concrete floors and a 10 ft ceiling. This amazing acreage is offered-- WITH ALL-- the furnishings and extras to create an ENCHANTING \*turn-key AIRBnB revenue property\* for you !! It is in an EXCELLENT location, TOTALLY private. The TIMELESS CHARM of a LOG HOME is UNPARALLELED !!