



391043 Range Road 5-0
Rural Clearwater County, Alberta

MLS # A2135502



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,735 sq.ft.	Age:	2020 (4 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	151.43 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Lawn, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate	Sewer:	Holding Tank, Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	7-39-4-W5
Exterior:	Log	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Primary Downstairs		

Inclusions: Outdoor sheds

Escape to your own piece of paradise in this exquisite custom log home, nestled within 146 acres of serene landscape. Secluded in a picturesque valley, this property boasts rolling hills, lush forests, expansive hay fields, and the tranquil Horse Guard creek meandering through from the southwest to the northeast, providing a haven for diverse wildlife. Take a moment to enjoy the stars as you rarely see them - without any interference from competing light! Step inside this stunning 5-bedroom, 3-bathroom family home and be greeted by the warmth of natural wood and the craftsmanship evident in every detail. The main level features an inviting open-concept living, dining, and kitchen area bathed in natural light. The master bedroom with its ensuite bathroom offers a peaceful retreat, while another full bathroom completes this level. Ascend the stairs to discover two additional bedrooms and a cozy sitting area, perfect for relaxation or enjoying the views. The lower level adds 1060 sq/ft of beautifully finished living space, including two bedrooms, a full bathroom, a spacious family room, and a utility/laundry combo—all boasting in-floor heating and convenient walkout access to a concrete patio. Outside, experience the beauty of nature like you’ve only dreamed. The expansive 1600 sq/ft covered wrap-around deck, complete with a natural gas hook up for effortless outdoor entertaining. The well-maintained yard is equipped with three hydrants and an 50 amp RV hookup with water, power, and septic, offering convenience and functionality. Unwind around your fire pit, cast a line into the nearby fishing creek, or take a refreshing dip in the inviting swimming hole—your very own outdoor oasis awaits. Plus, the property generates additional income with \$3500 in oil revenue, making it a smart Ag investment opportunity. Experience the pride of ownership

and discover the allure of this remarkable property—the lifestyle of peace and quiet for the soul.