



**81073 OLD Highway 11A**  
**Rural Clearwater County, Alberta**

**MLS # A2139689**



**\$799,000**

<b>Division:</b>	Tragondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,665 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Quad or More Detached		
<b>Lot Size:</b>	7.41 Acres		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped, Pasture, Private, Treed, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum, Slate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	14-39-8-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** All blinds & basement toppers, garage & shop heaters, garage & shop door openers & remotes.

Hillside bi-level home with attached garage on 7.41 acres zoned CRA on a beautiful landscape with an amazing mountain view. The home is a walk-out to ground-level, with 5 large bedrooms and 3-full baths for a total of 3228 sq. ft. of living space. The kitchen is equipped with a natural gas stove/oven, 3 door fridge, built-in dishwasher with breakfast island. Open to the kitchen is a dining area facing the garden doors. The large SW facing deck is 'Trex' flooring with alum. railing & glass panels. The living room is a nice sitting area with a natural gas wall mount fireplace. The main floor features 3 bedrooms inc. the primary bedroom with 4-pce bath & walk-in closet. The lower level includes 2 bedrooms, 3 pce. bath, large laundry room with sink. The family room is a very spacious room with walk out & large windows and a wood burning fireplace. The attached garage is a walk-up from the lower level and measures 24'1X23'5 complete with O/H heat & large asphalt pad which allows for a nice RV parking pad as well. The 34 X 38- 4 bay shop has one bay finished with concrete floor, overhead radiant heat, ceiling fan, workbench & mezzanine. 3 bays are dry storage with gravel floor. Shop is aluminum clad exterior, metal roof with the asphalt pad. There are 2 sheds 8X10, 6X8, firewood shelter, horse shelter, hay enclosure, rail fenced yard as well as a electric stock waterer/hydrant. This is a lovely acreage for the whole family 8 mins. west of Rocky and close to North Saskatchewan River, National Historic Site, Crown Land and Golf Course.