



**25 Echo Valley Crescent  
Rural Clearwater County, Alberta**

**MLS # A2141666**



**\$849,000**

<b>Division:</b>	Echo Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,792 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	7.07 Acres		
<b>Lot Feat:</b>	See Remarks, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	28-40-7-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, No Animal Home		

**Inclusions:** N/A

This beautiful custom-built bungalow is built in a view location and surrounded by mature spruce, pine, and aspen forest, giving the home a secluded and private atmosphere. Built in 2008 on a 7 acre lot on a corner of Echo Valley Subdivision, the home has a private and winding driveway shielding the buildings from public view and enhancing the hidden & secluded effect. The driveways and parking areas are finished with crushed limestone. The hillside home is 1792 square feet plus a totally finished walk-out lower level. Features include all 2"x6" frame construction with extra insulation and triple glazed windows, natural gas air-flow heating plus a natural gas fireplace and lower level in-floor heating. The upper level features a farm style open living area with custom cabinetry, kitchen bar counter, dining area, 4 piece bathroom ensuite, and all cherry-wood hardwood floors and 2 bedroom lower level has a "summer - kitchen", office, 3 piece bathroom, and a large entertainment area opening to a lower covered deck. The upper level also has a full length walk-out covered deck facing southwest and has a large rear deck as well. Total finished area is 3584 square feet. The detached 3 car 30'x36' garage is steel clad with a steel roof, insulated and infra-red heated. The garage also has an office area, kitchen, and 10'x12' electric door. Another highlight feature is a infra-red heated shop, 30'x48', steel-clad with a steel roof, with bench areas, storage and 2 large power doors. Another highlight feature of this wooded acreage is it's walking distance access and availability to the North Saskatchewan River and Mill Island crown area for hiking, quading, and fishing, see aerial.