



**Township Rd 351A  
Rural Clearwater County, Alberta**

**MLS # A2141775**



**\$723,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,328 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	161.00 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lake, Front Yard, Lawn, Landscaped, Many Trees, Mea		

<b>Heating:</b>	Baseboard, Propane, Space Heater, Wall Furnace, Wood, Wood Stove	<b>Water:</b>	Shared Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	8-35-5-W5
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	ag
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Propane, Satellite Internet
<b>Features:</b>	Bookcases, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Tile Counters		

**Inclusions:** All furnishings inside home as viewed at time of showing minus a few personal items

This amazing property consists of a beautiful custom built 2 Bedroom home, guest cabin and the nicest shop you will ever find, all perched on the edge of a small lake just off highway 22 between Sundre and Caroline. The buildings sit on 2.25 acres of deeded land and as a bonus you own a quarter interest in the rest of the 161 acres, which has many manicured trails and 2 more lakes for your hiking, biking, quadding and fishing pleasure or just sit and relax and enjoy some of the best west country Alberta has to offer. All buildings have been meticulously maintained and pride of ownership is evident everywhere. Entertaining is a breeze with the sheltered deck and concrete patio (wired for hot tub), large open yard and fire pit with a fantastic view of the lake. The large 28 X 60 shop comes with half being heated, insulated, steel lined, 220 power and epoxy floor with an auto overhead door, the back half is cold storage with power, concrete floor and 3 overhead doors (2 with openers). Home is sold with all interior furnishings minus a couple personal items, Loft is currently used as a TV room and extra bed, but could be used as a large bedroom with plenty of built in storage. Call your favourite realtor and come have a look!!