



**71067 Township Road 38-0
Rural Clearwater County, Alberta**

MLS # A2143253



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	2,538 sq.ft.	Age:	1970 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	7.05 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, Private		

Heating:	Baseboard, Electric, Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	35-37-7-W5
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	CRA
Foundation:	Piling(s), Slab, Wood	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Soaking Tub, Storage		

Inclusions: N/A

Escape to your serene country lifestyle just 15 minutes from Rocky Mountain House. Nestled on 7 acres of private land surrounded by towering trees, this gorgeously updated home offers a luxurious retreat from the hustle and bustle. Step inside to discover a beautifully updated interior with a modern farmhouse design that combines wood and light to create an inviting space. The main living area features a quaint wood-burning stove and ample windows framing breathtaking views of the landscape. Entertain effortlessly in the updated gourmet kitchen, complete with stainless steel appliances, timeless subway tile, and a spacious walk-in pantry. Adjacent dining room patio sliders open to a massive wrap-around deck, perfect for relaxing and enjoying the fresh country air. Unwind in the stylish main bathroom, featuring rustic wood accents and gleaming tile, a deep soaker tub, and a separate rain shower. The primary bedroom boasts a spacious layout, oversized windows, a barnwood feature wall, and a cozy wood-burning fireplace, creating a true owner's retreat. Upstairs, three additional bright and airy bedrooms offer plenty of space for rest and play. If that was not enough you will have a 300 sq. ft. guest cabin with its own bathroom, gas heater, water, power, and covered porch makes hosting company a breeze. Outside, the property's sprawling landscape provides ample space for a hobby farm, outdoor recreation, or simply enjoying the peace and quiet of your private slice of paradise. Don't miss your chance to experience country living at its finest. Schedule your showing today!