



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

60049 Township Road 36-2  
Rural Clearwater County, Alberta

MLS # A2160654



**\$549,900**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,536 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Parking Pad, Quad or More Detached, RV Access/Parking		
Lot Size:	3.09 Acres		
Lot Feat:	Garden, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	See Remarks	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	12-36-6-W5
Exterior:	Metal Siding	Zoning:	CR
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island		

**Inclusions:** wardrobe in primary bedroom

If you have been dreaming about a quaint, cute home on an acreage that is private yet close to a small town, then you may have found your spot. Located just south of Caroline, this 2 storey home is as close to maintenance free as you can get with metal siding and metal roofing. A large covered porch welcomes you to this home and well as offers you the enjoyment of watching the local wildlife by the pond that is just south of the home. Once you enter, you are greeted with the country style kitchen with glass tiled backsplash, granite countertops, engineered wood flooring and stainless appliances. The living room is only steps away that can also double as a dinette and has the ambience of a soap stone woodstove. You'll find a sliding door that offers you a good sized laundry room and your utility room. The upper level houses a loft that would be the perfect spot for a small office or sitting area. There is also a bedroom, 3 piece bath with shower and a large primary bedroom. Outside you will discover a fenced garden plot, a greenhouse, storage shed and an 33'7 x 25'9 arch rib shop with concrete floors and a 14' door. Private yet close to town amenities.