



GRASSROOTS
REALTY GROUP

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391083 6-5 Range Road
Rural Clearwater County, Alberta

MLS # A2177896



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,375 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	3.47 Acres		
Lot Feat:	Cleared, Garden, Many Trees, Pasture, Wooded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	8-39-6-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home		

Inclusions: Horse shelter , shed , chicken Coop

Welcome to this mountain view acreage only minutes from Rocky Mountain House. Country living at its finest. 4 bedrooms , 2 full baths+2 -1/2 bathroom is perfect for the growing family. Walking into this warm and inviting home you will find large windows to let all the natural light and sun in. The country kitchen has plenty of counter space to prepare that Sunday family meal. And then enjoy the after dinner beverages on the west facing covered deck to watch the sun set over the mountains. The spiral staircase to the walkout basement is a unique feature of this home. You could easily put a wood stove in front of the brick wall with all the fixtures in place. The large rec room and easy access to the yard from the walk out is great for entertaining all here round. This property is set up for your pets with newer fencing and back pasture cleared for extra space.