



GRASSROOTS
REALTY GROUP

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12 Boundary Boulevard
Rural Clearwater County, Alberta

MLS # A2190724



\$875,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,830 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	4.72 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Gazebo, Lan		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	30-35-8-W5
Exterior:	Concrete, Log, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, See Remarks		

Inclusions: firepit at the campground, greenhouse, 2 enclosed sheds, gazebo , Electrical Gate

Just under 5 acres this parcel, your piece of paradise, very close to crown land and 3 bodies of water - Swan Lake , Tay River, Alford Lake and walking distance to the Clearwater River. Enjoy your own private space with plenty of trees and park-like landscaping with walking trails throughout . Pride of ownership shows in this property. The main floor of this log home offers European kitchen with an island, and coffee nook. Living /dining room area has open beam vaulted ceiling and floor to ceiling windows letting in tons of natural light and warmth. Wood burning fireplace makes this space cozy and inviting. The loft area serves as the primary suite with office space and 4 piece ensuite with jetted tub. Imagine waking up to the views from the wall of windows. The den/family room is a great space for entertaining or a games room. This home also has been wired for a generator so no worries in a power outage. 26x28 detached garage now has natural gas to it. Did I mention the newer built shop? Wait until you see it. 34x36 overhead heater shop with 14 ft door to store you favorite toys or RV. This space is great for the shed party to watch the hockey/football game or tinker on that new project. There is also room for friends and family to camp with camping stalls behind the house. Enjoy all the activities: quadding, snowmobiling, hiking, fishing ,horse back riding just to name a few , right from your "back door" .Zoned CRA so you could have a critter or two . The peace and quiet will welcome you as you make this home.