



**GRASSROOTS**  
REALTY GROUP

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**156 Eagle Ridge Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2193227**



**\$495,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,697 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.02 Acres		
<b>Lot Feat:</b>	Irregular Lot, Many Trees, Native Plants, Private, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	16-36-6-W5
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	100 Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Natural Woodwork, See Remarks		

**Inclusions:** Shed

Charming Mountain Chalet-Style Acreage! From the moment you arrive, you'll be captivated by this unique home's massive wrap-around covered deck, offering stunning views of the private, tree-lined acreage. A custom wood-carved entry door and wrought iron gate set the tone for this one-of-a-kind retreat. Step inside to a spacious tiled entryway leading to a bright living room with soaring vaulted ceilings and a cozy wood-burning stove with a brick surround. The custom wood beams and intricate wood-carved ceiling add warmth and character. Arched entryways lead to the dining area with sliding doors to the deck, seamlessly connecting indoor and outdoor living. The open-concept kitchen features a chef's butcher block island, ample cabinetry, and picturesque views of the backyard. A main-floor 3-piece bath, and laundry room complete the main level. Upstairs, a beautiful wood staircase and handrail overlook the living room, leading to a flexible loft space—perfect for an office, reading nook, or play area. The spacious primary bedroom boasts double closets with custom wood-carved doors, with an elegant archway, leading to the private ensuite. The lower level is almost complete (just needing a dropped ceiling) and offers additional living space and an extra bedroom. Access to the oversized double garage is through another amazing custom carved wood door. Outside, a fire pit area invites you to relax and enjoy the tranquility—plenty of room to play and roam with an electric RV hookup recently added for guests! Located in the desirable Eagle Ridge subdivision, this tranquil acreage property is surrounded by mature trees for ultimate privacy—just minutes from Burntstick Lake, Clearwater River, and the adventure-filled West Country. Lots of Recent updates include triple-pane Lux windows, a new roof, gutters/downspouts, Hardie board

gables, water softener & osmosis system, hot water tank, pressure tank, updated electrical panel, and many more! Escape the city's fast pace and embrace the peaceful charm of this mountain-inspired retreat!