



**GRASSROOTS**  
REALTY GROUP

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## 11 Beaver Dam View Rural Clearwater County, Alberta

**MLS # A2199449**



# \$775,000

<b>Division:</b>	Beaver Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,526 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Front Drive, Heated Garage		
<b>Lot Size:</b>	2.89 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Meadow, Private		

<b>Heating:</b>	Boiler, In Floor, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Slate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	21-35-6-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Visit REALTOR® website for additional information. Discover the charm of this stunning custom log home at 11 Beaver Dam View, surrounded by nature's beauty just minutes from Burntstick Lake and Beaver Lake Recreation Area. This 4-bed, 2.5-bath retreat blends rustic elegance with modern comfort, featuring handcrafted Old Growth logs, a wood-burning stove, and soaring vaulted ceilings. The gourmet kitchen boasts granite countertops, gorgeous views, and ample storage. The private master suite offers a spa-like ensuite, balcony, and antique sliding door. Enjoy a wraparound porch, walkout basement, and pond. The oversized heated log garage has forced air & baseboard heat, extra insulation, and a water line. Adventure awaits with trails, lakes, and endless outdoor opportunities right at your doorstep! A true West Country gem! (Square Footage derived from inside measurements)