



GRASSROOTS
REALTY GROUP

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

404049 Highway 761
Rural Clearwater County, Alberta

MLS # A2201999



\$795,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	3,624 sq.ft.	Age:	1987 (38 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	58.17 Acres		
Lot Feat:	Farm, Many Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-40-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Ag
Foundation:	Wood	Utilities:	-
Features:	Bookcases		

Inclusions: Stove in Basement, Horse Shelter, Metal Panels, Hot Tub, Outside Fireplace, Security Door Sensors

Nice big parcel ~ 58 acres ~ in the Leslieville area located along pavement just north of Hwy 12 with a Mountain View! The home features a lot of living space (1960 sq ft per level!) so there's plenty of room for a large family or multigenerational living. The northeast side of the home was built in 1987 and added onto in 1996. The upper level features a living room and family room with a gas fireplace, large kitchen, primary bedroom with a three piece ensuite and deck, two additional bedrooms and a second bathroom with a jetted tub. The lower level has a cozy rec/family room, two bedrooms, office, large laundry room, full bathroom and kitchen area. Direct access from the lower level to the attached garage. The south side deck features a hot tub and an outdoor fireplace and there's a detached garage as well. The property is partially fenced and has been used for pasture (both horses and cattle) with a spring fed creek.