



GRASSROOTS
REALTY GROUP

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413033 Range Road 6-3
Rural Clearwater County, Alberta

MLS # A2210946



\$1,100,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	130.92 Acres		
Lot Feat:	Landscaped, Pasture, Views		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Hardwood, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Near Town:	Rocky Mountain House
Basement:	See Remarks	LLD:	22-41-6-W5
Exterior:	Composite Siding, Log	Zoning:	A
Foundation:	See Remarks	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Granite Counters, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Major Use:	Fish, Mixed, Pasture		

Beautiful Douglas fir timber frame home with a large wrap around covered verandah. Home has a very open design with large windows to capture the mountains and vistas. Kitchen has hickory cabinets, granite counters, and gas cookstove. Engineered flooring throughout...wood burning stove in the living room with rundle rock feature wall. Main floor laundry, master bedroom with walk in closet and four-piece ensuite.... tiled shower and jet tub. There is a second bedroom/office area and main bath to complete the main floor. The loft area has two additional bedrooms, 3 pc. bath and a library/sitting area. The balance of the property is fenced and cross fenced.... carries approx. 25 cow/calf pairs. There is oil lease revenue of approx. 3,000 revenues. The unique feature here is a large fishpond with aeration system, a gazebo with power and a floating dock.... perfect place for a fish fry!! A cabin with power is tucked in the trees for any guests. All this makes this a destination for perfect country living!! (foundation is poured concrete crawl space)