



GRASSROOTS
REALTY GROUP

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405066 63 Range
Rural Clearwater County, Alberta

MLS # A2212223



\$580,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,037 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	5.71 Acres		
Lot Feat:	Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Lagoon
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	33-40-6-W5
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub		

Inclusions: NA

Step into your own slice of paradise with this picturesque 5 bedroom, 2 -bathroom, 2 story home , perfectly situated on 5.71 acres. Designed for both comfort and countryside charm, this property is ideal for families and equestrian enthusiasts alike. As you approach, you will be welcomed by a beautiful mature tree-lined lane driveway that sets the tone for the peaceful and private lifestyle waiting for you. Inside , the spacious layout offers room for everyone, with five generously sized bedrooms, two bathrooms, and ample living spaces for entertaining or simply relaxing in the hot tub nestled in the enclosed three sided covered deck. For the horse lover this property is thoughtfully set up with everything you need to accommodate your equine companions. From open spaces for grazing, training, to potential stable placements. Whether you are a seasoned equestrian or simply love the rural lifestyle, you will appreciate the thoughtful layout and potential of this stunning acreage Horse shelter 30X40. garden shed 8x12, shed 8X10. New Roof and siding 2022. Well 75 feet deep with 40 gallons per minute with no recovery time.