



**GRASSROOTS**  
REALTY GROUP

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**362059 Range Road 6-5**  
**Rural Clearwater County, Alberta**

**MLS # A2212445**



**\$650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,839 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.62 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Environmental Reserve, Gentle Sloping, Low Maintenance		

**Heating:** Boiler, In Floor, Natural Gas, Wood Stove

**Water:** Well

**Floors:** Concrete

**Sewer:** Septic Field, Septic Tank

**Roof:** Metal

**Condo Fee:** -

**Basement:** None

**LLD:** 17-36-6-W5

**Exterior:** Wood Frame

**Zoning:** CRA

**Foundation:** Slab

**Utilities:** -

**Features:** Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows

**Inclusions:** 2 woodburning stoves, 2 sets of Murphy bookshelves

4.62 acres just 1/2 mile off pavement on an no exit road. Property is well treed and private. Excellent landscaping has enabled the owner to have a burst of beauty with a lot of perennials in a very natural setting! There is an screened in deck and dog run on the west side of the home. Crushed shale paths lead to a secluded chicken coop and mowed trails through the forest on the east side of the property. The one & half story home has vaulted ceilings, high energy efficient boiler in floor heat in the home and attached double car garage/studio. The walls are two 2x6 staggered walls for energy efficiency & quietness & triple pane windows. Custom built kitchen island with power and eating area. One bedroom on the main and one bedroom in the loft. The primary bedroom has walk-in closet, 6 pce. ensuite with a cast iron clawfoot tub and separate shower and double sinks. Laundry has its own closet in the master. Gas cook stove, and pantry finish off a great working kitchen. Wood burning stove in the living room and in the garage/studio as well. The loft features a TV/sitting area, one bedroom and 2 murphy bookshelves....which hide additional storage areas. Additional 3 pce. bath on the main. The attached garage/studio has the mechanical room . The garage is fully drywalled, extra high ceilings provide for a large mezzanine area for storage or additional living space. Utility room is in the garage as well. Access to the garage/studio is through the home plus a 16 ft. overhead door as well as a separate man door to the outside. A unique feature of the garage/studio is a professionally designed sound booth which if not needed for someone working from home, may be removed. All in all, this is a very private low maintenance property and there is room to grow!!