



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

385069 Range Road 5-0
Rural Clearwater County, Alberta

MLS # A2218665



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,182 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Quad or More Detached, Triple Garage Attached		
Lot Size:	4.99 Acres		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	31-38-4-W5
Exterior:	Concrete, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, High Ceilings		

Inclusions: Control 4 System, Sheds, Play Center

If you're looking for an acreage that has it all check out this 5 acre property just south of Hwy 11 in the Condor area. The stunning custom built 2 1/2-storey home has beautiful views and so many well thought out features including a spacious and welcoming foyer, open and inviting kitchen, dining room and living area with big bright windows and an oversized island with quartz countertops. The primary bedroom suite is also on the main level and includes a luxurious 4-piece ensuite with an oversized shower and a walk in closet. There's direct access through the laundry area to the 28 x 32' finished garage as well as from the kitchen to the back deck with a treed, private back yard. The upper level features two bedrooms and a 4-piece bathroom, perfect for children, guests or a home office. The fully finished walk-out basement adds incredible versatility with a large recreation room, bar area, full bathroom, 2 additional bedrooms, a gym or craft room, ample storage and a spacious utility room. Just off the lower level there's a beautiful patio area and fire pit, perfect for entertaining guests or relaxing with family. Large windows throughout the home allow for just the right amount of natural light and brighten up every space and it's also wired with Control 4 technology and the components will stay. In addition to the garage is a 30 x 40' shop with 20 x 40' lean-to space on either side for additional storage and parking. There is a fenced pasture area with a stock waterer if you're hoping to have a few animals. We could go on and on about this amazing property, but it would be better if you come and see it for yourself!