



GRASSROOTS
REALTY GROUP

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#8, Sunnynook Drive
Rural Clearwater County, Alberta

MLS # A2219705



\$797,000

Division:	Sunnynook Estates		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,594 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Heated Garage, Insulated, RV Garage, See Remarks		
Lot Size:	2.16 Acres		
Lot Feat:	Landscaped, Private, Views, Wooded		

Heating:	Forced Air, Propane	Water:	Private, Well
Floors:	Carpet, Hardwood, Stone	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Log	Zoning:	CR
Foundation:	Wood	Utilities:	Electricity Connected, Propane, Sewer Connected, Wa
Features:	Beamed Ceilings, Central Vacuum, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Window coverings, Ikea cabinets in entry and Primary Bedroom, Bar stools

Gorgeous Property! Featuring a custom built timber frame home in a quiet and gated community, this home is sure to impress! Pine plank flooring through the main floor, slate flooring in the entry and shower, 9ft walls, walkout basement, this 4 bed, 2 bath home also features custom maple cabinetry and much more! Overlooking the Clearwater river, the parcel also includes a well landscaped yard, with a pristine water feature and a large shop. The shop boasts 8" concrete floor so it can handle the big jobs, 14' doors, infloor heating, and mezzanine storage. Connected to the shop is a 16' x 36' office area/man cave with its own 3 piece bathroom and infloor heat as well as its own septic tank. The subdivision has a condo fee of \$400.00 per year for the maintenance of the gate but this acreage is not part of the bareland condo association