



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

374074 Range Road 6-2
Rural Clearwater County, Alberta

MLS # A2222405



\$1,399,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,856 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Quad or More Attached		
Lot Size:	7.14 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Central	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	27-37-6-W5
Exterior:	Concrete	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Granite Counters, Jetted Tub, No Smoking Home, Soaking Tub		

Inclusions: firepit

Your Private Riverfront Retreat – 300 Ft on the Clearwater River and no registered restrictions to access! This 7 acre paradise offers UNRESTRICTED access to the Clearwater River, fed by Clear Creek and open year-round—a dream for jet-boating, fishing, canoeing, and wildlife watching right in your backyard. The spacious 2012 two-story Home features 4 bedrooms, 4 bathrooms, and nearly 2,800 SqFt of quality living space. Enjoy a custom kitchen with granite countertops, hardwood floors, and in-floor heat under all ceramic tile—plus a warm unfinished basement with In-Floor Heat ready for your finishing touch An attached Sitting Rm enjoying a cozy gas fireplace.. The stunning primary bedroom brags an amazing view of the river and boasts a spa-like Ensuite with a jetted tub, a steam shower, and a walk-in closet with its own washer and dryer. TREX decking wraps the home, with an upper deck perfect for morning coffee, evening stargazing and of course a fabulous River-view. The 30x48 heated shop includes two oversized doors (16x14 and 14x14), a 16’ lean-to for extra storage, and an upper mezzanine with guest/office potential. While the bathroom and water in the shop haven’t been used by the current owners and can’t be warranted, the space is full of potential. Outside, enjoy fruit trees, open space, and a bit of pasture with an auto waterer for your horses. Located just 7.6 miles south of Hwy 11 on paved Arbutus Road, this property is the perfect blend of peace, privacy, and comfortable living.