



**GRASSROOTS**  
REALTY GROUP

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**391002 Range Road 6-3**  
**Rural Clearwater County, Alberta**

**MLS # A2228346**



**\$1,490,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	157.01 Acres		
<b>Lot Feat:</b>	Farm, Garden, Landscaped, Lawn, Many Trees, Pasture, Seasonal Water, Se		

**Heating:** Boiler, Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Quartz Counters

**Water:** Private, Well

**Sewer:** Pump, Septic Tank

**Condo Fee:** -

**LLD:** 4-39-6-W5

**Zoning:** A

**Utilities:** Natural Gas Paid, Electricity Paid For

**Inclusions:** Gas range, Refrigerator, Dishwasher, Washer & Dryer, Ceiling fans, Air conditioner, Window shades and coverings, Chicken coop, Sheds, Greenhouse, Cell booster, Internet tower & equipt (Xplore - take over of account/equip from Xplore), Generator panel, Garage door openers (2)

Welcome to your own private slice of rural paradise &mdash; a picturesque hobby farm and recreational quarter section that combines natural beauty, functional land use, and country charm just &frac12; mile off paved Oras Road. Whether you're looking to embrace peaceful countryside living, grow your own food, raise animals, or simply enjoy the serenity of wide-open spaces, this property has it all. From the moment you arrive, you'll be captivated by the "Better Homes & Gardens" worthy yard site &mdash; a truly manicured and thoughtfully designed oasis. Rolling green lawns, established spruce and lilac shelterbelts, ornamental trees, expansive #1 black soil vegetable gardens, and artistic brick and stone landscaping create an atmosphere of effortless tranquility. A circle-drive with landscaped turnarounds completes the picture-perfect setting. The 1,256 sq ft custom bi-level home (1998) is perched on the high side of the quarter, offering sweeping panoramic views of the mountains. Inside, the main floor features vaulted ceilings, a cozy gas fireplace, and a sun-filled kitchen with a massive center island, quartz countertops, stainless steel appliances, and generous pantry storage. A sunny breakfast nook opens to a wraparound deck &mdash; the ideal spot to relax and soak in those breathtaking Alberta sunsets. The fully finished basement offers in-floor heating, a large family room with wood-burning stove, 3 bedrooms, a full bath, laundry, and walkout access to a beautiful brick-paved patio area. A dedicated under-deck gardening space keeps tools and supplies close to your gardens and greenhouse. Car enthusiasts and hobbyists will love the attached heated double garage with 'ceilings, dual overhead doors, utility sink, floor drain, and central vacuum. For even more space, the 39' x 32' finished shop offers radiant heat, 13'7" ceilings, two

overhead doors, and an attached lean-to for storing all your equipment and toys. Several storage sheds, and a chicken coop round out the rural lifestyle dream. The land itself is just as versatile &mdash; with 40&ndash;50 acres in hay production (approx. 100 bales/year), and the balance includes lush treed areas, lowlands, three dugouts, fenced pastures, and 4 km of mowed recreation trails &mdash; perfect for walking, quadding, cross-country skiing, or simply enjoying the abundant wildlife. A high-producing water well provides an impressive 12 GPM flow of soft water, ensuring yourself, your gardens and livestock are well supported. Preliminary energy development discussions are underway (pipeline, lease road, etc.), but no contracts have been signed (to date)&mdash; offering a potential future income opportunity from this already value-packed rural investment. Whether you're seeking self-sufficiency, an inspiring family homestead, or a peaceful place to retreat and recharge, this unmatched countryside property is ready to welcome you home!