



GRASSROOTS
REALTY GROUP

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62067 Township Rd 380
Rural Clearwater County, Alberta

MLS # A2241420



\$999,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow-Villa		
Size:	2,560 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Quad or More Attached, Quad or More Detached, RV Access		
Lot Size:	6.83 Acres		
Lot Feat:	Back Yard, Cleared, Corners Marked, Front Yard, Landscaped, Lawn, Open L		

Heating:	Combination, Central, Fireplace(s), Forced Air, Natural Gas, Radiant	Water:	Private, Well
Floors:	Concrete, Hardwood, Slate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	34-37-6-W5
Exterior:	Composite Siding, Concrete	Zoning:	CRA
Foundation:	Wood	Utilities:	Natural Gas Paid, Electricity Paid For, Natural Gas Co
Features:	Ceiling Fan(s)		

Inclusions: Blinds

Tucked privately on a quiet No Exit road, you will relax in solitude on this beautifully landscaped & manicured 7-acre executive Estate. Featuring a unique, custom 2,560 sq ft 2015 - 3 Bdrm, a Den/Yoga Rm/Nursury (could easily be 4th Bdrm) with 3 Bthrms - this unique Walk-Out Bungalow, blends luxury, efficiency, & functionality. The Walk-out Basement, shared with a 3-Bay/4-door Garage, boasts 9.5' ceilings, 2 radiant heaters, acid-etched concrete, Utility Rm, a Lounge area, 2-pc Bthrm, and hidden wood chimney - ready for a future Wood Stove. The Foyer & stairs, were built with your long term living in mind, for a lift/elevator. The 220' Water Well producing an amazing 15 gpm, provides beautiful soft water, with no treatment required. The Lennox HVAC has programmable controls. Up the Stairs, on the Main floor, you will enjoy a Vaulted ceiling w/ Open floor plan, Granite kitchen counters w/ Slate backsplash, Butcher block island, soft-close Cabinets, induction/convection range w/ warming drawer. The Bathrms enjoy Quartz counter-tops w/ comfort-height toilets, In-floor heat & custom storage. The Great Room features a striking Black Slate stone, 3 dimensional 40" gas Fireplace w/ ceramic glass enjoying true radiant heat, running w/o power. The Living Rm brags insulated sound proofing walls. Each spacious bdrm has Walk-in Closets w/ built-in shelving. Step out of the Triple-pane patio door new in 2023, onto a full-length upper Deck that just received new Flexstone coating in 2025, with Glass railing, providing an unobstructed view & convenient Nat Gas BBQ hook-up. A 6' glass Wind wall with screens, on the West end, around Hot tub area, was just installed in

2025 adding to your comfort. The upper Covered Deck area has engineered Joists to support the HOT TUB. You will also love the concrete, south-facing Walk-out level Deck, providing a full length covered patio to enjoy the outside, even in rainy or snowy weather, with NG BBQ hookup. Exterior built to last: Royal Select R20 siding (flame/hail resistant), new shingles (2023), custom eaves, circulating HW on demand, Hot/Cold outdoor taps, recessed exterior Lighting, also with Soffitt outlets & Timer. Massive 40x60 cold storage shed w/ 14'5" clearance & 3 x 20" sliders, electrical complete with a hard wired Back up Generator w Transfer switch to power the property! The stunningly Landscaped yard, well designed for drainage, w/ 34" crushed rock, 14 yds of River rock, 2ft set-back perimeter fencing (80% page wire) & custom metal brackets for the classic rail fencing defining the Drive-way. Bonus features: 50'x75' Bird pen w/ divided coop, slab wind fence, over 100 spruce, 60 lilacs, 30 raspberry bushes in the garden area. Guests will enjoy the graveled RV pad with power, sewer & dump station. This high-quality, well-built luxury home is ready for comfort, guests & country living at its finest.