



GRASSROOTS
REALTY GROUP

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390022 Range Road 4-2
Rural Clearwater County, Alberta

MLS # A2242133



\$660,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	4.99 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Pasture, Secluded, See Remarks		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	3-39-4-W5
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	See Remarks	Utilities:	Garbage Collection
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	See List		

A next-to-new home, situated on just under 5 acres, a BRAND NEW HIGH PRODUCING WELL, and a view of the mountains.... This property is waiting for YOU, to make it HOME! This private and well thought out acreage sits on 4.99 acres, is surrounded by mature trees, and features a 1520+ square foot 2023 Custom Built Triple M Home. As you step inside, you'll be speechless with the custom finishes and open floor plan that is beaming with natural light. Directly off the foyer, the spacious living room is perfect for hosting friends and family and is connected to the dining room and patio doors, as well as the heart of the home, the kitchen. Sleek black cabinetry, built in stainless steel appliance package, and a spacious island have been tastefully designed and will be the talking piece of this home for years to come. An extra space off the dining room could be used for a coffee bar or small computer space, or whatever else you have in mind! The primary bedroom is spacious, with luxurious carpet, a great sized walk-in closet, and modern barn doors leading into a breathtaking 5-piece ensuite. If you are looking for an ensuite that is spacious and designed for ultimate relaxation, you'll love this one with double shower heads, a double vanity, and a gorgeous little soaker tub. On the West side of the home, you will find two more bedrooms, a 4 piece bathroom, and a great laundry room with another door off the back of the house. As stunning as this home is, the land itself is the epitome of West country beauty, with a few of the mountains and enough room to build a shop or to bring your horses home. Located just a short distance off Highway 11 and only 35 minutes to Red Deer and 24 minutes to Rocky Mountain House, it is an ideal location for anyone! Directions: From Red Deer, Head West in Highway 11, Turn Right (North) Onto Range Road 4-2, Property is

on the West