



GRASSROOTS
REALTY GROUP

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75049B Twp Rd 38-5
Rural Clearwater County, Alberta

MLS # A2243244



\$889,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,165 sq.ft.	Age:	2000 (25 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Att		
Lot Size:	4.10 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Native Plants, Private, See Remarks		

Heating:	Boiler, Natural Gas, Wood, Wood Stove	Water:	Private, Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Private Sewer, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	30-38-7-W5
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	CR
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, See Remarks
Features:	See Remarks		

Inclusions: Kenmore Gas Stove, Samsung Fridge, BOSCH Dishwasher, Hood Vent, Microwave, LG Washer/Dryer Tower, Wood Shed, Sled for transporting wood, Shed (east side of house), Pergola on lower back deck, wood box in basement, 75" TV on basement wall, Blazr King Wood Stove, All Window Coverings, All Light Fixtures Garage Door Openers and Remote(s), All ceiling fans and Remotes.

Welcome to 75049B Township Road 38-5—an exceptional, energy-efficient home nestled on a very private 4.1-acre parcel in the desirable Cougar Ridge Estates of Rural Clearwater County. Built with ICF (Insulated Concrete Form) block construction and triple pane windows, this home offers superior insulation, soundproofing, and year-round energy savings. With 6 bedrooms, 4 bathrooms, and 2,164.89 sqft of thoughtfully planned living space, this property is perfect for families seeking room to grow without compromising on comfort or efficiency. The bright, open-concept layout connects the kitchen, living, and dining areas—ideal for hosting and everyday living. Step directly from the kitchen onto a south-facing covered deck—a perfect outdoor extension of your living space. Overlooking the serene, forested backyard, this space invites you to relax, entertain, or simply enjoy the peaceful sounds of nature in total privacy. A Blaze King wood stove adds warmth and character inside, creating a cozy retreat during cooler months. The recently renovated primary ensuite features a custom tile shower and sleek black fixtures, while main floor laundry offers convenience and functionality. The fully finished lower level adds flexible space for guests, hobbies, or growing families. The triple attached heated garage ensures there’s plenty of room for vehicles, storage, and all your gear. Located just a few miles from Cow Lake, this property offers quick access to boating, fishing, and lakeside fun—bringing outdoor adventure right to your doorstep. Surrounded by mature trees and natural beauty, this beautifully maintained home offers privacy, efficiency, and timeless design—all just minutes from town.