



421 Clearwater Drive
Rural Clearwater County, Alberta

MLS # A2301178



\$749,000

Division:	Clearwater Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,368 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.83 Acres		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	CRA
Foundation:	Preserved Wood	Utilities:	Natural Gas Connected
Features:	Bar, Ceiling Fan(s)		

Inclusions: White shed, shelving in garage, custom blinds.

Scenic Acreage nicely tucked in the trees in the desirable community of Clearwater Estates, just south of Rocky Mtn. House. This walkout bungalow is well maintained and in immaculate condition with a comfortable kitchen, nice big main floor living room, oversized master bedroom with a private deck, ensuite with jetted tub and walk in closet. There's a second main floor bedroom as well as a laundry area and two piece bathroom conveniently located next to the back door. The lower level features a walk out to a covered concrete patio (that has a spot for a hot tub with a 60 amp GFI breaker), an oversized rec room with wood stove and kitchen area - the perfect place for entertaining, two additional bedrooms, a full bathroom as well as lots of storage space. The 24 x 28' detached garage is finished and heated and a site has been cleared next to it for a future shop or parking area. Numerous improvements to this property over the last few years including new flooring, paint and countertops, three new decks built with treated lumber, new windows in the home and stucco on both the house and garage, and a new septic field (2020). Here's an acreage that you can simply move in and enjoy!