



**383030 Range Road 7-3**  
**Rural Clearwater County, Alberta**

**MLS # A2303204**



**\$739,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	4.59 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped, Views		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	21-38-7-W5
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** Fridge, stove top, wall oven, built-in dishwasher, microwave, washer and dryer, all blinds and window coverings, 2 garage door openers and 2 remotes, 4 bar stools, storage shed, reverse osmosis, water softener, shelving in garage, alarm system equipment

Beautifully landscaped and cared for property, located only 10 minutes south of Rocky Mountain House. The well constructed 1986 bi-level, sits on 4.59 acres offering a paved driveway, a view of the mountains, and all the amenities you need for a rural lifestyle. The nicely kept home provides a bright and open main floor with vaulted ceilings and ample windows to the SW to maximize the view. The foyer leads you up to the kitchen and adjoining dining room with garden doors accessing the large covered deck. A spacious sunken living room, a master bedroom with walk-in closet and a 3 pce ensuite, a secondary bedroom, and a full bathroom, complete the main level. The developed basement with in-floor heat, hosts a large family room with a wet bar, 2 additional bedrooms, a full bathroom with an upgraded tiled shower, and a laundry room with a sink. 24x26 attached garage with in-floor heat provides comfortable parking for 2 vehicles and offers numerous shelving units. The 32x48 Quonset is the ideal building to store your RV, your "toys", and all the extra necessities required on an acreage. Upgrades include some flooring, new fridge and dishwasher, composite decking, and a new water well. The shingles were re-done in 2013. Nicely landscaped yard with paved driveway and a firepit area. With its excellent location, this property is a must see and is the ideal acreage for country living at its best.