



**392076 Range Road 8-0**  
**Rural Clearwater County, Alberta**

**MLS # A2305535**



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,340 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Brush, Creek/River/Stream/Pond, Many Trees		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	13-39-8-W5
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Connected, Phone
<b>Features:</b>	Bar, Central Vacuum, Closet Organizers, See Remarks, Storage		

**Inclusions:** 3 fridges total, 2 cook tops build in, 2 ovens built in, 1 built in dishwasher, 1 portable dishwasher, 2 ranges, 2 washers, 3 dryers, window coverings, central vac, 2 garage door openers, water softener, pool table, side board in dining room.

Welcome to the home you have been dreaming about &mdash; a whimsical country retreat where mornings begin beside a spring-fed pond stocked with rainbow trout, and evenings end around a glowing firepit beneath a fully treed canopy. Set on a private 1-acre acreage, just 5 minutes from Rocky Mountain House, this property offers a rare blend of peace, charm, and convenience. This impressive two-storey home with an attached double garage offers 6 bedrooms and 4 bathrooms, thoughtfully designed with generous living space throughout. Accessible entry from both the main floor and the walk-out basement adds to the home's functionality and ease of use. Designed for connection and comfort, the home features large gathering spaces ideal for hosting, celebrations, or enjoying quiet moments by the fire. The walk-out basement provides additional bright living area and seamless access to the outdoors. The property also includes two illegal suites, offering flexible space options within the overall property layout. Step outside and experience a setting that feels like a private nature preserve. The fully treed yard, stocked pond, open gathering areas, and firepit create a storybook environment where fresh mountain air and nature are part of everyday life. Adding to the charm is the original homestead cabin, complete with a stove and seasonal plumbing, offering a unique character feature and a meaningful connection to the land's history. This is more than a home &mdash; it's a place where memories are made, children learn to fish, and life slows to the pace you've always imagined.