



GRASSROOTS
REALTY GROUP

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13 GREEN VALLEY
Rural Clearwater County, Alberta

MLS # A2307121



\$725,000

Division:	Green Valley Estates		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,544 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Covered, Double Garage Attached, Double Garage Detach		
Lot Size:	3.01 Acres		
Lot Feat:	Brush, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-39-6-W5
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Bookcases, Built-in Features, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, Window Coverings, Garage Door Opener for shop, TV Wall Mounts, BBQ, Telus Security equipment(no contract), Starlink Equipment (no contract), cell booster, fish in pond.

If you've been searching for the perfect balance between peaceful country living and everyday convenience, this exceptional acreage delivers. Set on a beautifully treed 3-acre parcel just minutes from Rocky Mountain House, this property offers privacy and space while remaining close to pavement with easy access for commuting in any direction. Extensively renovated in 2009, the home has been thoughtfully updated while maintaining its warm and inviting character. Offering five spacious bedrooms and three full bathrooms, including a stunning 5-piece ensuite, there is room here for families of all sizes. The layout provides a variety of separate living areas throughout the home, creating flexibility for guests, extended family, or those simply wanting space to spread out. The main living areas are both comfortable and functional, highlighted by refinished real wood floors and a cozy family room anchored by a wood-burning fireplace. The kitchen is well-appointed with newer appliances, including a dishwasher, stove, and microwave (approximately 3 years old), along with a recently serviced tankless hot water system for added efficiency. A standout feature of the home is the spacious theatre and family room—an ideal space for movie nights, games, or gathering with family and friends. The lower level also includes in-floor heating, while central air conditioning keeps the home comfortable through the warmer months. Outside, the property truly shines. The yard has been beautifully landscaped to create a private, park-like setting complete with a multi-tiered pond system featuring a fountain, aeration system, and koi and goldfish. A charming cabin overlooks the water, offering a peaceful place to relax and take in the surroundings. Additional outdoor features include two fire pit areas, a gazebo gathering space, walking trails, a back deck wired for a hot

tub and sound system, and a hot and cold exterior tap for added convenience. The property also offers exceptional utility and workspace options, including a heated double attached garage, a massive 3-bay cold storage shed with power, ideal for RVs, boats, equipment, or extra vehicles, and a detached garage with an attached workshop and upper-level office space—perfect for hobbies or projects. This is a rare opportunity to own a well-appointed acreage with a unique combination of space, functionality, and outdoor lifestyle, all in a highly accessible location.