



**13 Green Valley Lane  
Rural Clearwater County, Alberta**

**MLS # A2307121**



**\$699,000**

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

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-39-6-W5
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High S
<b>Features:</b>	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 (26'x23') 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 (23.5'x25') with an attached workshop that is 29'x23' with high ceilings and an upper-level office space/mezzanine that is 16'x11.5'—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.