



**101 CLEARWATER HEIGHTS Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2313944**



**\$720,000**

<b>Division:</b>	Clearwater Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,600 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized,		
<b>Lot Size:</b>	1.33 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Landscaped, Low Maintenance Landscape, Private		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	10-36-7-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	CR
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** 2 storage sheds, some furniture, hot tub

Experience the warmth and craftsmanship of this 1,600 sq.ft. handcrafted log bungalow, a bright and inviting home designed for comfort and timeless appeal. With 2 bedrooms and 2 baths, this thoughtfully finished residence blends rustic charm with modern upgrades. At the heart of the home is a stunning stone-faced wood-burning fireplace, complete with a new chimney, creating a cozy focal point for the open living space. The kitchen has been refreshed with refaced cabinets, elegant marble counters, and all new appliances, including a gas cook stove ideal for the home chef. Quality and durability shine throughout, from the commercial-grade metal roof to the infloor heating system, enhanced with new heat lines from the boiler for efficient year-round comfort. Large windows fill the home with natural light, emphasizing its bright and welcoming atmosphere. Outdoors, the property offers a unique lifestyle feature: it borders Alford Creek, providing a natural setting with a child-friendly beach area perfect for play, relaxation, and enjoying the water. The oversized double detached heated garage adds excellent functionality, offering ample space for vehicles, storage, or hobbies....also feature an additional guest bedroom. Low-maintenance landscaping surrounds the home, allowing you to enjoy the setting without the upkeep. This property truly shows beautifully, offering a rare combination of craftsmanship, upgrades, and an exceptional natural backdrop.