



GRASSROOTS
REALTY GROUP

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**533 Clearwater Estates
Rural Clearwater County, Alberta**

MLS # A2314637



\$949,900

Division:	Clearwater Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,660 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	2.25 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Many Trees, No Neighbours Behind,		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-39-7-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)		
Inclusions:	Pool Table, Pressure Tank, All out buildings		

Escape to country living at its finest with this stunning walkout bungalow situated on 2.25 beautifully landscaped acres, backing directly onto the Clearwater River and offering exceptional privacy, breathtaking views, and endless opportunities to enjoy nature right from your backyard. Thoughtfully designed with an open-concept layout and soaring vaulted ceilings, this beautiful home seamlessly connects the kitchen, dining, and living areas. The heart of the home is the spectacular floor-to-ceiling rock, wood burning fireplace, creating a warm and inviting focal point for gatherings with family and friends. The spacious kitchen is equipped with stainless steel appliances, a walk-in pantry, and the dining area where patio doors lead to a full-length deck—perfect for enjoying your morning coffee or taking in the peaceful surroundings. The living room is further enhanced by stunning floor-to-ceiling windows that flood the space with natural light and showcase the incredible views beyond. The luxurious primary retreat offers a private sanctuary complete with its own gas fireplace, a spacious walk-in closet, and a spa-inspired 5-piece ensuite featuring dual vanities. Also on the main floor are a dedicated office that can easily serve as an additional bedroom, a convenient laundry room, and a functional mudroom that provides direct access to the heated triple attached garage. The fully finished walkout basement offers incredible additional living space with two generous bedrooms, each featuring walk-in closets, a 4-piece bathroom, and an expansive recreation and family room highlighted by a cozy gas fireplace. A dedicated bar area makes entertaining effortless, while the walkout access leads directly to the backyard where you'll discover a fire pit area surrounded by truly breathtaking scenery. Completing this exceptional acreage is a 24' x 20' shop, providing ample space for

hobbies, storage, or projects. Combining comfort, functionality, and the tranquility of rural living, this remarkable property offers the perfect balance of luxury and country charm!