



353022 Range Road 4-3
Rural Clearwater County, Alberta

MLS # A2315702



\$1,499,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,514 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Covered, Double Garage Detached, Garage Faces Rear,		
Lot Size:	151.73 Acres		
Lot Feat:	Farm, Gentle Sloping, Low Maintenance Landscape, Many Trees, Meadow, N		

Heating:	Boiler, Zoned	Water:	Private, Well
Floors:	Concrete, Laminate	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	21-35-4-W5
Exterior:	Concrete	Zoning:	Ag
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: COMMERCIAL walk-in-cooler in shop. Modular: fridge, stove, dishwasher, washer, dryer.

**** 151 productive ACRES with 2 excellent homes**** The **DISTINCTIVE** custom Barndominium offers a **RARE** combination of rustic **CHARM**, contemporary **DESIGN**, and exceptional versatility—perfect for **MULTI-GENERATIONAL** living !! The second residence for **INCOME**, or a spacious country **RETREAT** with room to grow. Thoughtfully crafted and full of **CHARACTER**, this **PROPERTY** provides the ideal setting for families seeking **SPACE**, independence, and a **LIFESTYLE** connected to the land. The impressive 40' x 80', wood-framed with steel panels interior and exterior, **BARNDOMINIUM** features 2,400 sq ft of **BEAUTIFULLY** finished living space plus a second level. A warm, **COUNTRY-STYLE** entryway leads into the expansive great room, where the living, dining, and kitchen areas **FLOW** seamlessly. The kitchen showcases **CUSTOM** cabinetry, a massive made-to-measure island, a **DOUBLE** farmhouse sink, butcher block accents, and raised seating—perfect for hosting **FAMILY GATHERINGS** or entertaining friends. Upstairs, the loft offers **THREE** generous bedrooms with charming **RUSTIC** details and natural **WOOD** finishes, along with a full 3-piece bathroom. The private **PRIMARY SUITE** is tucked away from the main living areas. It features a beautiful 4-piece ensuite, **OVERSIZED** walk-in closet, and a **COZY** sitting area with a custom **WET BAR** built into a refinished antique cabinet—an inviting space to **UNWIND** or step out onto the deck for quiet **STARGAZING**. A **SPACIOUS** mezzanine suite overlooks the shop and storage areas, featuring its own bedroom, sitting area, **PRIVATE ENTRANCE**, and 3-piece bathroom—ideal for extended family, guests, or **INDEPENDANT LIVING** arrangements. The attached 38' x 28' shop offers 16 ft ceilings, a 14 ft overhead door, and even a walk-in cooler, providing exceptional **FUNCTIONALITY**

for hobbies, vehicles, or home-based work. Adding further flexibility, the property includes a COMPLETELY RENOVATED 3-bedroom, 2-bathroom modular home - for multi-family living or generating rental income. A detached double garage with MATCHING Hardie Board siding and durable recycled rubber flooring. Set on 151 acres in the scenic foothills of the West Country, the property features a CLASSIC red barn, a 50x60 pole barn(set-up for horses with stalls and round working pen), TURNOUT shelters, fencing, cross fencing, and natural water sources—ideal for those who want the option of livestock or hobby farming while still enjoying a peaceful COUNTRY residential LIFESTYLE. A mature shelterbelt creates privacy. The property is part of a NATURAL WILDLIFE CORRIDOR renowned for trophy game. NUMEROUS Rivers and lakes throughout the West Country provide endless OPPORTUNITIES for fishing, boating, and year-round outdoor adventure, enhancing the appeal of this REMARKABLE west country retreat !!