



**101 Westwood Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2318162**



**\$559,800**

<b>Division:</b>	Westwood Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.26 Acres		
<b>Lot Feat:</b>	Many Trees, Private		

<b>Heating:</b>	Baseboard	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	5-40-7-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Wet Bar		

**Inclusions:** N/A

**ACREAGE LIVING JUST MINUTES FROM ROCKY MOUNTAIN HOUSE!** Looking for space, privacy, and the opportunity to make a home your own? This 4-bedroom, 2.5-bathroom walkout bungalow sits on 5.26 acres of CRA-zoned land in a quiet, desirable location just minutes from Rocky Mountain House. The property offers plenty of room for vehicles, toys, and projects with a 24' x 26' attached double garage connected by a convenient breezeway, plus an impressive 36' x 28' shop. Whether you're a hobbyist, entrepreneur, or simply need extra storage, you'll appreciate the flexibility this property provides. Inside, you'll find a solid home with a functional layout, generous living spaces, and endless potential. The home has been well cared for over the years and offers a timeless foundation for those looking to add their own style and modern updates. The walkout basement provides additional living space and easy access to the beautiful acreage setting. Enjoy peaceful country living, mature surroundings, and the convenience of being only minutes from town. Opportunities like this don't come along often—bring your vision and make this acreage your dream property! Contact your REALTOR® today to schedule a viewing.