



**404015 Range Road 6-5
Rural Clearwater County, Alberta**

MLS # A2318981



\$789,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,043 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Quad or More Attached		
Lot Size:	4.95 Acres		
Lot Feat:	Lawn, Private, See Remarks, Treed		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	Well
Floors:	Vinyl Plank	Sewer:	Mound Septic
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	29-40-6-W5
Exterior:	Concrete, See Remarks	Zoning:	CRA
Foundation:	See Remarks, Slab	Utilities:	Natural Gas Connected
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: Fridge, stove, range, dishwasher, washer, dryer, blinds, overhead door openers

Experience the perfect blend of modern home comforts and impressive shop space with this beautifully finished shouse-style property situated on 4.95 acres in a highly desirable location directly across from the golf course. Thoughtfully designed with quality craftsmanship throughout, this unique property offers open concept living, exceptional functionality, and a peaceful country setting. Step inside to discover an open-concept living space highlighted by soaring ceilings, abundant natural light, and a beautiful floor to ceiling fireplace feature. The expansive main living area seamlessly connects to the contemporary kitchen, complete with a large island, ample cabinetry, stainless steel appliances, corner pantry, and plenty of space for entertaining family and friends. The home features four bedrooms, three modern and functional bathrooms, a dedicated laundry/mudroom with access to the shop. Two bedrooms on the main level and two upstairs. Upstairs features a second living room or bonus room with multiple uses. Large windows throughout showcase the surrounding acreage and bring the outdoors in while making the entire home very bright and inviting. The living quarters features in-floor heat on the main level with forced air and air conditioning as well. Attached to the residence is an impressive 60'x60' heated shop, offering endless possibilities for hobbyists, business owners, vehicle storage, equipment or workshop space. The shop's scale, 18' ceilings, and two 16'x16' overhead doors create exceptional functionality rarely found. The shop has both in-floor heat and an overhead radiant heater, 6" slab, floor drain, a bathroom with a tub roughed in, hot/cold taps and speakers. Stepping outside to the south facing covered veranda that makes a great extension of the living space and will be an entertainers dream outdoor space! Enjoy nearly

five acres of room to roam, privacy tree buffers with even more planted, space for some animals, a garden and more. Near the fire pit there is also a second septic tank and services for an RV or a future build if desired. This is the place to simply enjoy the privacy and tranquility of country living. Located on a no exit road with minimal gravel and Canyon Creek Golf Course just across the road!