



GRASSROOTS
REALTY GROUP

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63059A Township Road 382
Rural Clearwater County, Alberta

MLS # A2322596



\$3,999,999

Division:	NONE		
Cur. Use:	-		
Style:	2 Storey		
Size:	3,358 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Double Garage Detached, Electric Gate, Garage Dr		
Lot Size:	152.64 Acres		
Lot Feat:	Gazebo, Lake, Landscaped, Lawn, Private, Treed, Waterfall, Wooded		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Rocky Mountain House
Basement:	Full	LLD:	9-38-6-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Major Use:	Other, See Remarks		

Welcome to this Rocky Mountain House Retreat, a truly one-of-a-kind estate where luxury living meets the beauty of Alberta's wilderness. Set behind a stunning gated entrance on 152 private acres, From the time you drive through the gates, this remarkable property offers breathtaking views, rolling pastureland, mature trees, and a spectacular lake. The impressive 5,500+ sq. ft. residence is designed for both everyday comfort and grand-scale entertaining. Soaring ceilings, expansive windows, rich hardwood floors, and a stunning stone fireplace create a warm yet elegant atmosphere. The chef-inspired kitchen features premium appliances, abundant cabinetry, generous prep space, and a bright dining area overlooking the property. The spacious main-floor primary retreat offers incredible views, a large walk-in closet, and a luxurious spa-inspired ensuite. Upstairs, you'll find additional bedrooms and family-friendly living space. At the same time, the fully developed lower level is built for entertaining with a wet bar, games area, theatre room, wine cellar, guest accommodations, and extensive storage. Outside, the opportunities are endless. Enjoy swimming, paddleboarding, fishing, and relaxing at the crystal-clear lake, complete with a white sand beach and lakeside gazebo. A charming log guest cabin provides additional accommodation for family and visitors, as well as RV stalls with hookups, with multiple gathering spaces, including beautiful timber-frame gazebos with wood-burning fireplaces, create unforgettable settings for entertaining. This extraordinary property also features beautifully landscaped grounds, a private pond and waterfall feature, extensive outdoor recreation areas, and panoramic views in every direction. Extra storage buildings on site, as well as a large play center for kids and grandkids. Whether you're searching for a luxury family estate, recreational retreat,

corporate getaway, or private sanctuary, this location delivers an unparalleled lifestyle in one of Alberta's most scenic settings. A rare opportunity to own a legacy property where adventure, relaxation, and memories await for generations to come.