



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

395048 Range Road 4-4
Rural Clearwater County, Alberta

MLS # A2325154



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,590 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.99 Acres		
Lot Feat:	Garden, Landscaped, Lawn		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Kitchen Island, Pantry		

Inclusions: Stove, Refrigerator, Dishwasher, Washer, Dryer, Window Coverings, Some furniture is optional, Garage door opener, center vac and attachments, air compressor in shop

Thoughtfully set up acreage not far from Leslieville, just off the Rainy Creek Road. This 5 acres borders a seasonal creek along the west boundary and has a beautiful custom built bungalow with 1 bedroom on the main floor and 4 more in the finished, walk out basement. The open and inviting kitchen/dining and living area has an oversized island with granite counter tops, a lovely copper sink, gas stove, and walk in pantry plus a brand new fridge. Garden doors lead to the 12 x 30' partially covered back deck and there's also a 6 x 42' covered front verandah for a wonderful country look and feel. Laundry closet and two piece powder room by the garage entry, main floor office, full bathroom plus a large master bedroom suite with walk in closet, spacious ensuite with a steam shower and air tub. The basement features a rec room area at the base of the stairs, 4 big bedrooms, a three piece bathroom and hook ups for a second laundry if desired. The unique basement floor is stained and sealed concrete and the walk out opens to the large back yard. Oversized, attached garage is also finished and heated and what every acreage needs is a shop and this one's a beauty - 40 x 60', finished and heated with 2 x 14' and 1 x 10' over head doors, a mezzanine and utility room. The acreage is a nice mix of natural and finished landscaping with perennial flowers and some trees. Note the fence line on the south side is 3' inside the property boundary.