



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

400043 Range Road 6-4
Rural Clearwater County, Alberta

MLS # A2326830



\$1,290,000

Division:	NONE		
Cur. Use:	Pasture		
Style:	2 Storey		
Size:	2,051 sq.ft.	Age:	19502012 (-19499986 yrs old)
Beds:	4	Baths:	3
Garage:	-		
Lot Size:	152.00 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Rocky Mountain House
Basement:	None	LLD:	4-40-6-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Piling(s)	Utilities:	Sewer Connected, Water Connected
Features:	-		

Major Use: Pasture

Country living just minutes from Rocky with a BEAUTIFUL two storey home, well built shop and licensed and stocked fish pond! The home was moved onto this location in 2009 where it was updated and the second level and a covered deck that wraps along the west and south sides were added. Comfortable, country living with a large entry way on the main level, a joining kitchen, dining and living room with a gas fireplace and patio doors that open to the covered deck, lower patio and amazing view of the fish pond. There are also two bedrooms, a full bath, laundry and utility area on the main. The upper level features a spacious rec room that also looks out over the impressive yard and fish pond, a large master bedroom with a three piece ensuite, two additional bedrooms, both with wardrobes, and a three piece bathroom. The home has lots of great storage options and the wardrobes and attached shelving will stay. The 48 x 52' shop is another well thought out design with a heated garage bay, unfinished area that could serve as a future man cave or studio space, and a back 20 x 48' finished storage space, ideal for an RV or equipment storage with a 16' overhead door. Nicely landscaped yard with a play center and oversized, fenced garden. The land has 60 acres of productive pasture (currently rented to 40 pair) and the balance treed with a seasonal waterer set up. We can't say enough about this well thought out and designed property offered for sale by the original owner in a private, quiet location with great proximity to town!