



**541 Clearwater Estates Crescent
Rural Clearwater County, Alberta**

MLS # A2327392



\$1,075,000

Division:	Clearwater Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,815 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	RV Access/Parking, RV Garage, Triple Garage Attached, Triple Garage Detached		
Lot Size:	2.25 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Irregular Lot, Level, Private		

Heating:	Forced Air, Natural Gas, Zoned	Water:	Private
Floors:	Carpet, Cork, Laminate, Vinyl	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-39-7-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Laminate Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

For more information, please click the "More Information" button. Large 2 Storey with walkout Basement home on 2.25 Acres plus a 26ft x 50ft detached heated shop! Great layout with 4 bedrooms up, and another Bedroom in the Basement. Lots of entertaining space on the main floor, family room, Kitchen and Rear deck have built in speakers. Large rear deck spans just over 47 feet across the house with an amazing view of the Clearwater River. Roughed in Natural gas line for future hookup under the deck. The Kitchen has a Ultraline/Viking 4 Burner gas cooktop with Griddle, Overhead Vent-A-Hood Hood fan, Double wall oven, and LG Stainless dishwasher. There is a side deck with doors off the dinning room and Living Room. Upstairs has 4 Bedrooms, Master has His & Hers Closets, 1 is a walk-in. The ensuite has lots of counter space, Double sinks, good size 45" wide Shower, Jetted soaker tub, Built in Speakers, and even a Smart Toilet. Basement has another 1474 sq.ft, finished areas include a Workout room, 3 piece Bathroom, Bedroom, Wet Bar/Kitchen area. Still some ideas left for the hall and Rec Room portion. No shortage of parking or workshop space, Attached 31ft wide Triple car garage with extra deep 3rd bay for workspace. House has dual zone heat and Central Air Conditioning. Lots of smart home upgrades throughout. 9ft Ceilings on the Main Floor, 8-1/2ft Ceilings in the Basement. Detached 26'x50' heated shop, with commercial style roll up doors, full concrete slab foundation. 14ft walls with scissor truss vault in the center. Woodwork area in the shop has a roll up door and man door. Shop also boats a 26ft wide mezzanine. New roof on house in 2024 and shop built in 2024. No shortage of space or storage to put your toys.