



20 Voyager Drive
Rural Clearwater County, Alberta

MLS # A2327398



\$595,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bi-Level | | |
| Size: | 1,217 sq.ft. | Age: | 1985 (41 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 3.10 Acres | | |
| Lot Feat: | Private, Treed | | |

Heating: Forced Air, Natural Gas, Wood Stove

Water: Well

Floors: Laminate, Tile, Vinyl Plank

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: Partial

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: CR

Foundation: Wood

Utilities: -

Features: Bookcases, Closet Organizers, Granite Counters, Jetted Tub, Skylight(s), Storage

Inclusions: None

Experience the perfect blend of privacy and convenience with this well maintained bi-level home set on 3.06 acres, just 2 km from the town of Rocky mtn House. Ideal for families or anyone craving space without sacrificing quick access to amenities that provide convenience and privacy for a busy household. The Bi-level design is both functional for up/down living built with comfortable well-sized rooms including the spacious primary bedroom with a 3 pc bathroom and double closet, 2 additional bedrooms and a main bathroom that features a large soaker tub. The kitchen has been upgraded with cabinets, counter, and appliances, conveniently located off the kitchen is the laundry room with plenty of storage. New flooring throughout the home is one of the many updates. The lower level offers a large family/games room with large windows that allows plenty of natural light, a wood burning stove for those winter nights, 3pc bathroom, den/office room and plenty of extra storage space with the convenient access to the garage. The standout feature of this home is the 2 sided screened in wraparound covered balcony off the kitchen that delivers year round enjoyment with out the bugs, wind, or weather getting in the way of outdoor living, dining and relaxation straight off your kitchen. The peaceful setting of this 3.06 acers offer mature trees, open yard space and endless potential for a gardens, or future out building. Bonus yard area to invite your family and guest for a private campout with RV plug in.