



GRASSROOTS
REALTY GROUP

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60038 Township Road 36-2 Township
Rural Clearwater County, Alberta

MLS # A2329522



\$635,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,286 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	3.01 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	13-36-6-W5
Exterior:	Metal Siding , Wood Frame	Zoning:	CR
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Satellite
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: fire pit, dog house, 2 tool sheds, 2 raised beds

Ideal family acreage a stone's throw from Caroline Ab. Set between 2 pastures, this 3.01 acre country living location with approximately 2500sq ft of developed space, is the kind of peaceful you can usually only find in remote locations. Conveniently located 1/2 mile from the town of Caroline, your family can enjoy kid's sports and a short walk to school. This 4 bedroom/2.5 bath home has been a build of love. The front walk-out style allows for a bright and open Kitchen/Living Rooms with plenty of room to spread out and showcases the Western Industrial style. With custom touches everywhere and an ICF foundation upgrading this home, the owner has brought together the warmth of country and the durability of a high-end build. With a wide open yard that holds a play area, horse pastures, flower beds and big country garden, you will find less and less reasons to leave! At just shy of an hour to Red Deer, date night and Costco trips are still feasible while living on the gate to the West Country. The property is tidy, the home well built and there is plenty of grass for your horses.