



GRASSROOTS
REALTY GROUP

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413002 Range Road 63
Rural Clearwater County, Alberta

MLS # A2335228



\$692,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,707 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Front Drive, Quad or More Detached		
Lot Size:	7.19 Acres		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Boiler, In Floor	Water:	Well
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	21-41-6-W5
Exterior:	ICFs (Insulated Concrete Forms), Stucco	Zoning:	CRA
Foundation:	ICF Block	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: 2 water totes (for catching rain), large shed, greenhouse, 2 horse shelters, 2 wood sheds, a wind break, snow fence with 7 foot poles, fuel tank, oversized shed, automatic Ritchie heated livestock waterer, 2x 18 foot gates, 1 x 16 foot gate, another 1000 liter above ground water tank, queen bed with mattress and box spring, cabinets in shop; 4 Ladders(2x 10 foot; 1 x 20 foot extension, one 8 foot), small grey metal shelf in shop.

Visit REALTOR® website for additional information. Set on a stunning 7.19-acre parcel with panoramic views, this extensively renovated, turnkey hobby farm is fully equipped and ready for horses, with cross-fencing, two shelters and a heated automatic waterer. The property also features a large, impressive workshop and a solidly built, single-level ICF ranch bungalow designed for quiet, comfortable country living. Completely paved road access leads to the gated driveway, all just 20 minutes from Rocky Mountain House. The impressive 32' x 42' shop is designed for serious work, storage or recreational use. Features include a 16-foot automatic overhead door, 220-volt power, radiant heat, in-floor heat, a mezzanine, custom cabinetry and extensive open workspace. Plumbing and power are already in place, including an enclosed toilet, connections for a stove and dryer, and a connection to the septic system. The shop is also solar-ready and offers potential for additional development or future living space. The thoughtfully updated single-level ICF ranch bungalow offers 1,707 sq. ft. of interior living space, two bedrooms, two full bathrooms and fresh paint throughout. ICF construction provides a solid, quiet home while helping maintain comfortable indoor temperatures, including keeping the home cooler through the summer months. A covered front porch welcomes you to the home and provides a sheltered place to sit and enjoy the peaceful surroundings. Inside, the foyer offers room for seating and storage. The bright kitchen features white cabinetry, a gas range, stainless-steel appliances and a distinctive tiled backsplash. Top-down/bottom-up blinds provide flexible privacy while allowing in plenty of natural light. The adjoining dining area offers ample space for family meals and entertaining, while the comfortable living room enjoys

views across the property. . The home offers two bedrooms and two full bathrooms, including a spacious primary suite with a walk-in closet and four-piece ensuite featuring a separate shower, soaker tub and top-down/bottom-up blinds. Both bathrooms include comfort-height toilets, while the updated main bathroom offers a tub-and-shower combination. A generous laundry area provides built-in cabinetry, workspace and abundant household storage. The substantial rear mudroom adds a practical entrance with plenty of room for outdoor clothing, workwear, pet supplies and acreage equipment, while the large covered patio offers a sheltered place to relax and enjoy the surrounding countryside. Additional acreage infrastructure includes a greenhouse designed with four-season use in mind, an above-ground 1,000-litre water-storage tank, a fuel tank and storage totes. The property has a strong water supply, and the well pump was replaced last year. Established raspberries and newly planted long-needle spruce or pine trees add to the developing landscape. This is more than an acreage—;it is a well-equipped rural property where much of the difficult work has already.