



GRASSROOTS
REALTY GROUP

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71067 Township Road 38-0
Rural Clearwater County, Alberta

MLS # A2336749



\$1,050,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,531 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	7.05 Acres		
Lot Feat:	Treed		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Lagoon, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	35-37-7-W5
Exterior:	Concrete	Zoning:	CRA
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Pantry		

Inclusions: Electric Fireplace, Curtains, Curtain Rods, TV Mount (2), Ceiling Fan (5), 5 Shelters

Welcome to your 7-acre country retreat! This beautifully fully renovated 4-bedroom, 2-bathroom home offers the perfect blend of comfort, space, and rural living. Nestled among mature trees, the property provides privacy and plenty of room to enjoy the outdoors. The property is fenced and ready for animals, featuring three animal shelters and a riding circle. A spacious shop provides excellent storage and workshop space for all your projects and equipment. For additional parking and convenience, enjoy the detached heated triple-car garage, built at the end of 2025. The property also includes a charming guest cabin of just over 400 sq. ft., complete with a 3-piece bathroom and furnace—perfect for guests, family, a private retreat, or additional living space. Located just 15 minutes from Rocky Mountain House, this property offers the peace and privacy of acreage living while keeping town amenities within easy reach. A rare opportunity to enjoy spacious country living with the amenities and flexibility you’ve been looking for!