



GRASSROOTS
REALTY GROUP

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370040 RANGE ROAD 6-3
Rural Clearwater County, Alberta

MLS # A2338245



\$2,499,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,286 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	120.00 Acres		
Lot Feat:	Brush, Many Trees, Waterfront		

Heating:	Forced Air	Water:	Drinking Water, Well
Floors:	Carpet, Tile	Sewer:	Open Discharge, Private Sewer, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	4-37-6-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Vehicle Hoist

An ABSOLUTE PEACE & PRIVACY rarely found — ½ MILE OF CLEARWATER RIVER FRONTAGE ON A FULL UNDIVIDED QUARTER! Tucked away at the end of a NO EXIT road between Rocky Mountain House & Caroline, this is one of those rare properties that truly has it ALL — LAND, WATER, PRIVACY & an incredible collection of improvements! The CLEARWATER RIVER winds along approximately half a mile of the property, while Alford Creek flows through the land, all surrounded by lush boreal forest and an abundance of wildlife. The beautifully appointed 3 Bdrm/2 Bth home blends rustic warmth with impressive modern upgrades, featuring soaring wood-vaulted ceilings, a dramatic floor-to-ceiling river rock fireplace and stunning custom Chef's Kitchen with Brazilian granite, cultured stone & brick accents and quality stainless appliances. The upper-level Primary Suite is a private retreat with corner fireplace, large walk-in closet with laundry, luxurious 5-pc ensuite and its own full-width deck. Relax on the screened front porch or entertain in the covered BBQ/outdoor kitchen area. The 1,616 sqft. heated 3 Bay Shop with concrete floor with a Hydraulic vehicle hoist, is a dream for the mechanic, tradesperson or hobbyist, while the charming 2 Bdrm Bunkie gives family & guests their own private retreat. Add a 30x30' Barn with Loft, classy, spacious 10x20' Chicken Coop, 15x32' Greenhouse, raised garden beds and fenced area for smaller livestock, and the homestead lifestyle is ready and waiting. Groomed trails wind throughout the quarter for walking, cross-country skiing or ATV adventures. PRIVATE. PEACEFUL. RIVERFRONT. INCREDIBLY DIFFICULT TO DUPLICATE!