



GRASSROOTS
REALTY GROUP

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213 MISTY VALLEY CLOSE
Rural Clearwater County, Alberta

MLS # A2338882



\$739,900

Division:	Misty Valley		
Type:	Residential/House		
Style:	A-Frame, Acreage with Residence		
Size:	1,071 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	2.50 Acres		
Lot Feat:	Cul-De-Sac, Many Trees, Native Plants, See Remarks		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Hardwood	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	Country Residential (CR)
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Not, Fiber Optics a
Features:	High Ceilings, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE, STOVE, HOODFAN, MICROWAVE, DISHWASHER, WASHER, DRYER, ELECTRONICS (TVs, CAMERAS, STARLINK SATELLITE DISH), SHIPPING CONTAINER, AC UNIT, ALL FURNISHINGS, DECOR, DISHES, GLASSWARE, FLATWARE, LINENS, AND OTHER HOUSEHOLD CONTENTS CURRENTLY LOCATED AT THE PROPERTY ARE INCLUDED IN THE SALE.

Modern turn-key retreat on 2.5 acres with sweeping valley & mountain views. Built in 2022 by Sorento Homes, this beautifully designed acreage in Misty Valley Estates is ideally located adjacent to the Saunders redevelopment node and rail trail, approximately 65 km west of Rocky Mountain House and just 34 km east of the sought-after hamlet of Nordegg. Perched above the valley and facing southwest, the property captures an incredible 180-degree panorama of the surrounding mountains and West Country. Designed to bring the outdoors in, the home features strategically placed, architecturally distinctive windows that maximize the views and fill the living spaces with natural light. Whether you're relaxing on the sofa or waking up in the primary bedroom, the valley and mountain scenery is always part of the experience. The main-floor interior walls also feature additional sound-dampening insulation, adding an extra level of comfort and privacy throughout the home. The main floor offers a warm and inviting open-concept living space with engineered hardwood flooring extending throughout the home and into the upper loft. The well-appointed kitchen features stainless steel appliances, quartz countertops, soft-close cabinetry, and plenty of workspace, perfectly suited to comfortable cabin-style living. The living room opens directly onto the front deck through double doors, creating a seamless connection between the indoor and outdoor spaces. The primary bedroom is perfectly positioned to take advantage of the southwest views, while a second bedroom and well-appointed 4-piece bathroom complete the main level. Upstairs, the spacious loft adds versatile living space and could easily be used as a home office, games area, reading nook, or additional gathering space. The unfinished basement offers excellent potential for future development, with room for additional

living space, a bathroom and a private bedroom, while laundry is conveniently located on this level. Outside, the 2.5-acre property has been thoughtfully developed with more than 200 trees, seedlings, and shrubs planted since 2022, many of which are now becoming well established and adding to the property's natural beauty, privacy, and sense of permanence. The property boasts a large pet-friendly, fenced area for your four-legged family members and a dedicated firepit area provides the perfect setting for evening campfires, stargazing, and making memories with family and friends. The property is serviced with propane heat, central air conditioning, a private drilled well, and a dual-chamber septic tank. Whether you're looking for a peaceful weekend getaway, retirement retreat, potential Airbnb property, or the perfect acreage to call home, this property offers an exceptional combination of modern comfort, privacy, and breathtaking mountain scenery, all within easy reach of the incredible recreational opportunities of Nordegg and David Thompson Country.