



GRASSROOTS
REALTY GROUP

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413037 Range Road 6-3
Rural Clearwater County, Alberta

MLS # A2340286



\$749,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,475 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	7.19 Acres		
Lot Feat:	Landscaped, Pasture, Square Shaped Lot, Treed		

Heating:	In Floor, Forced Air, Propane	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-41-6-W5
Exterior:	Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: dog run, playhouse, stock waterer, storage shed

Stunning Family Acreage with Mountain View on 7+ Acres! Welcome to this exceptional property offering the perfect blend of modern comfort, country living, and beautiful mountain views. The well-maintained 2015 home (1,472 sq ft) features a bright, open-concept main floor with vaulted ceilings, a kitchen island/breakfast bar, and three bedrooms—all with walk-in closets. The spacious primary suite includes a huge five-piece ensuite and walk-in closet. A convenient back-door mudroom with laundry hookups adds everyday practicality. The living room is warmed by a wood stove with an efficient catalytic converter, ideal for cozy evenings. The fully finished basement offers two additional bedrooms, a full bathroom, an oversized family room perfect for play or entertaining, and a huge laundry storage room—all with comfortable in-floor heat. Outside, the oversized double detached garage provides ample space for vehicles and toys, plus a meat cooler for hunters. Finishing work has recently been done on the garage. The property is zoned CRA, fully fenced (including repaired outer perimeter fencing and gates), and set up for horses with a stock waterer, cross-fencing, an upgraded corral system, and set up for goats and pigs. Chicken coops, a dog kennel, and a page wire fence around the entire acreage makes it pet-friendly, while a kids' play structure adds family fun. Mature trees at the back and open front areas create the ideal setting for outdoor living and entertaining against a stunning mountain backdrop. A circle driveway with fresh gravel welcomes you home, and the garden has been re-established with newly planted fruit trees. Recent updates and care include upgraded appliances (fridge, stove, microwave hood fan, and dishwasher), new flooring, fresh paint, a new hot water tank, pressure tank repairs, a new septic pump and lid

(with the system cleaned), and a serviced furnace—leaving this property truly move-in ready. This is a rare opportunity to enjoy spacious family living on a well-equipped, thoughtfully improved acreage with mountain views.