



GRASSROOTS
REALTY GROUP

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373016 Range Road 45
Rural Clearwater County, Alberta

MLS # A2340685



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,535 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	3
Garage:	Carport, Double Garage Detached		
Lot Size:	6.99 Acres		
Lot Feat:	Lawn, Many Trees, No Neighbours Behind, Private, Treed, Yard Lights		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl, Vinyl Plank	Sewer:	Lagoon, Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	19-37-4-W5
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Kitchen Island, No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: Window Coverings, Garage controls, lawn mower, plow truck, kids play center

Escape the city life to 7 private acres, surrounded by mature trees, fencing and unmatched peace, space, and versatility. Whether you are looking for the ultimate hobby farm, or to run a workshop-based business from home, this property is fully primed for your vision. The current residence has it's own little piece of history, originally the check in office of the old "Blue Jay Motor Inn" in Red Deer, this unique 2-story house has been repurposed into a spacious home featuring 5 large bedrooms. The primary serving as your personal retreat with a new 3-piece ensuite and direct access to a covered patio - perfect evening relaxation! Newer furnace, HWT and windows gives you a little more piece of mind and the metal roof, new siding, soffits and fascia bring practical appeal. Outside, 7 Acres of space and privacy with plenty of mature trees, trails and the perfect cleared spot for sunset views! There is a car port off the house and an oversized double detached garage for cars, toys and extra storage. The crown jewel of this acreage though, is the massive, fully equipped oversized shop. Designed for heavy project work, equipment, or vehicle enthusiasts: Soaring 18-foot ceilings, one 16 foot door or a second eight-foot door for smaller vehicles and two 220V plugs. It's heated and complete with water and drainage. The back bay was set up for specialized work, think painting/ wash bay/ or wood working with high powered ventilation. And of course what's a shop with out a man cave mezzanine! A built-in upper level designed for relaxing, entertaining, or an executive office overlooking the main floor. The property previously had a second home, leaving the second well/septic and pilling's still there and ready for use with approval from the county. What ever the reasoning country life is calling for you, this property is set up to make many dreams

