



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

61013A, TWP RD 40-1
Rural Clearwater County, Alberta

MLS # A2344924



\$1,129,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,228 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	8.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-40-6-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: gazebo, and industrial air compressor included.

WELCOME to this CUSTOM-BUILT LAEBON HOME set on 8 ACRES, located just 16 KM NORTHEAST OF ROCKY MOUNTAIN HOUSE! This 3,285 SQ FT home w/a WALK-OUT BASEMENT offers 5 Bedrooms + 3.5 Bathrooms, with VAULTED 17 FOOT CEILINGS + a PRIVATE OFFICE. Set on a PRISTINE, PRIVATE property w/NATURAL WETLAND right behind the home. Step outside onto the large deck and take in BEAUTIFULLY LANDSCAPED grounds, a peaceful nature escape. Pride in ownership is evident in this property. Recent upgrades include new carpet, new LED lights and bulbs, and a fresh coat of paint. The property also features a DOUBLE ATTACHED GARAGE, TWO SHEDS. Animal Corral (w/ heat traced cattle water line (hydrant), and power down the fence line. This property also has a SEPARATE MOBILE/RV HOOK-UP SITE complete w/its own WATER + POWER – ideal for guests or seasonal help. For those needing SERIOUS SHOP SPACE, this property delivers in a BIG way. The massive 68'5" x 78'7" shop (6,411.28 SQ FT) boasts 5 doors and drive-through bay. It is fully equipped w/IN-FLOOR HEATING (glycol not currently installed), a 55 foot long FULL-SERVICE PIT, an INDUSTRIAL AIR COMPRESSOR, + a dedicated WASH BAY. Also has (5) different spots for welding plugs, 230 V power. SEPARATE ELECTRICAL PANELS on each side of the shop mean independent breaker control, giving you flexibility for MULTIPLE USES. Including a 25 Kilowatt Transformer. Upstairs, a FULL LIVING QUARTERS APARTMENT offers even more possibility – perfect for STAFF ACCOMMODATION or EXTENDED FAMILY. With Electric heat. Also has (2) septic systems, one for the house and one for the shop. 20 x 80-foot lean to/ trailer stall conveniently extends off the shop. This ACREAGE

has been thoughtfully set up for SELF-SUFFICIENCY + PEACE OF MIND. TWO WELLS service the property, producing an impressive 40 GPM at a depth of 160 FT. A BRAND-NEW SEPTIC SYSTEM w/WEeping TILE was also installed in 2025 (a \$50,000 investment). The property has its own GARBAGE PICK-UP is conveniently arranged monthly for just \$69. For added security, the home has multiple security cameras and is set up w/the ABILITY TO HOOK UP AN EXTERNAL GENERATOR, capable of powering the ENTIRE HOUSE, including the GAS FIREPLACE. This is a RARE OPPORTUNITY to own a TRULY SELF-SUFFICIENT ACREAGE w/COMMERCIAL-GRADE SHOP SPACE, WATERFRONT WETLAND ACCESS, + a beautifully built CUSTOM HOME – all within easy reach of ROCKY MOUNTAIN HOUSE. Don't Miss Out – BOOK YOUR SHOWING NOW!!!