



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

312 Westwood Close
Rural Clearwater County, Alberta

MLS # A2345914



\$995,000

Division:	Westwood Place		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,138 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Electric Gate, Garage Door Opener, Heated		
Lot Size:	3.78 Acres		
Lot Feat:	Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond, Few Trees, etc.		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: Cabin , dock, gate and remote, 3 more garage door openers , Sheds, Single garage (cold storage), Security system with contract, Christmas lighting , work benches and storage in shop

This is not just a home—it's a lifestyle. Set on 3.78 private acres and backing directly onto Crown land, this executive-style 3-bedroom, 2-bathroom property offers the space, privacy and recreational lifestyle you've been looking for. Arrive through the gated entrance and follow the paved driveway into your own private retreat, complete with a pond and dock that can be enjoyed throughout the seasons. Spend summer days paddleboarding, cruising around in the paddle boat, casting a line from the dock or practicing your golf swing into the pond, then when winter arrives, imagine lacing up the skates for pond hockey or an afternoon of family fun on the ice. For those who need space for projects, toys and equipment, this property delivers. The impressive 30' x 38' heated shop features in-floor heat, two 10' overhead doors and one 12' overhead door. Additional outbuildings include a cozy cabin with wood heat, two sheds and a separate garage providing cold storage. Inside, the home combines comfort and functionality with granite countertops, newer windows throughout and a recent addition providing even more living space. A versatile flex space above the double attached garage offers plenty of possibilities, while in-floor heat in the living room adds an extra touch of comfort. Enjoy your primary suite with spa like 5 piece ensuite. A 4' crawl space provides additional storage and houses a newer industrial hot water tank. Step outside and the adventure begins. With Crown land right out your back door and an extensive network of trails leading toward Crimson Lake and Twin Lakes, opportunities for snowshoeing, snowmobiling, quadding and exploring the West Country are practically at your fingertips. Whether you're looking for room for your recreational toys, a heated shop, four-season outdoor fun or simply a

peaceful place surrounded by nature, this property offers something increasingly hard to find—your own private piece of the West Country, with adventure waiting just beyond your backyard.