



GRASSROOTS
REALTY GROUP

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63059A Township Road 382
Rural Clearwater County, Alberta

MLS # A2172276



\$4,150,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,329 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Detached, Triple Garage Attached		
Lot Size:	160.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gazebo, Lake, Lawn, Many Trees		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	9-38-6-W5
Exterior:	Stucco, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	All TV's and Mounts, AV Equipment		

Welcome to Rocky Mountain House Retreat, where adventure awaits and possibilities are infinite. This spectacular estate encompasses all that western living has to offer, with truly unique and breathtaking amenities. Approach the property greeted by the regal stamped concrete fence and iron gate which sets the tone as an impressive entryway to the 160 awe inspiring acres held behind it. The soft babble of the front yard water feature, along with expansive views of the surrounding rolling hills, wooded areas, and personal lake greets visitors as they approach the primary residence. Over 5,500 Sq.Ft. of living space plays host to a functional living space suitable for families of any size. Enter the main floor living area greeted by soaring ceilings and large windows which deliver long views of the property and an abundance of natural light. Take in the incredible scenery of the Rocky Mountains within the main floor primary bedroom, and enjoy ample living space hosting a large walk in closet, and a spa-like five piece ensuite with a beautiful glass shower, and jetted soaker tub. Gather in the spacious kitchen featuring stainless steel appliances, sub-zero fridge, along with a surplus of counter space for prep and cabinetry for storage. Perfectly designed for hosting guests, a dining area in the kitchen along with an additional formal dining space provides an abundance of space to do so. Step directly out of the home through glass doors from both the living room and kitchen onto the expansive composite rear deck and enjoy breathtaking views from every angle. Emerge through the staircase to the lower level greeted by the pinnacle of entertainment spaces. The sumptuous wet bar serves as the anchor for this space encompassed by a billiards table, gaming area, and the perfect nook for a poker table or additional seating. Take in a movie or watch the game in the impressive

theatre room complete with built-in sound, and projector system. The basement is complete with a wine cellar for the discerning sommelier, ample storage, and an additional bedroom perfect for guests. The top floor provides an additional three bedrooms along with a five piece bathroom, a perfect space for the kids. Walk across the manicured lawn and revel in all that the 160 acres of this pristine property has to offer, centred around the magnificent spring fed 6 acre lake. Enjoy swimming, paddle boarding, or laying out on the white sand beach during the summer months. Aptly stocked with 4,500 Rainbow and Brook Trout which roam the crystal clear waters year round. Lakeside, the ultimate guest house awaits. The gorgeous log structure hosts an additional 1073 Sq.Ft. of living space, and provides the utmost of charm and coziness. Two magnificent log gazebos protrude from the land with steel fire pits and chimneys, serving as incredible places to connect and gather around a fire with friends and family alike. Take advantage of the limitless opportunities of owning this truly one of a kind personal oasis.