



GRASSROOTS
REALTY GROUP

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209 westwood Way
Rural Clearwater County, Alberta

MLS # A2193248



\$760,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 1,802 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached, Driveway, Workshop in Garage | | |
| Lot Size: | 4.00 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Garden, Lawn | | |

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|--------------------|--|-------------------|---------------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | Well |
| Floors: | Hardwood, Laminate | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | ICFs (Insulated Concrete Forms) | Zoning: | CRA |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s) | | |

Inclusions: none

Discover the charm of this 2-storey retreat, perfectly situated on a serene 4-acre wooded lot. As you arrive, you'll appreciate the convenience of the oversized 32x40 finished shop, equipped with two overhead doors, ideal for any project or storage needs. Approximately an acre of cleared land at the back of the property offers a prime spot for a horse paddock or a garden sanctuary. Step inside to experience a home that exudes warmth and character, with rich hardwood floors adorning both the main and upper levels. The main floor's seamless flow connects the kitchen, island, dining, and living areas, creating an inviting space perfect for family gatherings or entertaining guests. A main-floor bedroom provides easy access to a full bathroom, which also includes a practical laundry area. Upstairs, the circular layout continues, leading to two cozy bedrooms and a charming sitting area that captures stunning southern views. The upper level is completed by a 4-piece bath and a versatile open space, ideal for a home office or craft area. The walk-out basement offers a spacious family room, enhanced by a wood-burning fireplace that adds a touch of rustic appeal. Each level of the home features its own balcony, perfect for relaxing and enjoying the summer sun. The outdoor space is a nature lover's haven, with lush landscaping and mature trees providing ample privacy and shade. This energy-efficient home features ICF block construction from top to bottom, a high-efficiency furnace with reverse air intake, durable 35-year shingles, and modern LED lighting throughout. This property offers a unique opportunity to enjoy country living while remaining close to town. With a well-maintained septic system centrally located and a drilled well at the back of the property, this enchanting retreat is ready for you to call home.

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