



**GRASSROOTS**  
REALTY GROUP

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## 2 Hidden Valley Close Rural Clearwater County, Alberta

**MLS # A2198138**



**\$1,299,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cougar Ridge                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                                            |               |                   |
| <b>Size:</b>     | 2,691 sq.ft.                                                                | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 5                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached                                                      |               |                   |
| <b>Lot Size:</b> | 3.41 Acres                                                                  |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Views |               |                   |

|                    |                                                                                                           |                   |              |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air                                                                                                | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                                                               | <b>Sewer:</b>     | Septic Field |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full                                                                                            | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                  | <b>Zoning:</b>    | CR           |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters |                   |              |

**Inclusions:** Playset, Patio Hard top Cover

Welcome to your dream home! This exquisite 5-bedroom, 4-bathroom residence combines luxurious living with serene seclusion on an expansive 3.41-acre property. Located in a prestigious neighborhood, this property offers unparalleled privacy and luxury. Throughout the home, find premium materials and finishes that exemplify quality and sophistication. Entering the home you will notice a stunning open foyer and Spacious Living Area. Enjoy the generous living space including a dining area with high ceilings and lots of natural light, an open cozy family room with a fireplace, and stunning Kitchen with custom cabinetry, a spacious island, and a large pantry with access to garage for easy access. On the main level enjoy a dedicated office space ideal for remote work or study. Walking upstairs The master bedroom is a private retreat including a master bath with dual vanities and a gorgeous shower. Enjoy the large walk-in closet that not only is connected to the bathroom but also the laundry room which creates a seamless flow. Next walk through to two more bedrooms both including walk in closets that offer ample space and comfort, ideal for family and guests. Next a charming 4 piece bathroom close to bedrooms. Making your way downstairs you will first notice the open feeling and amazing walkout with an incredible view. The Basement Includes two more bedrooms as well as a 3 piece bathroom that has just been completed with stunning tile work. The family room has an incredible amount of space as well as the possibility to create a bar area with everything roughed in for completion. The Three-Car Garage is Spacious and convenient for vehicles and storage. Outdoor Entertainment is perfect for this home when you can Enjoy a beautifully landscaped yard with an extra large patio, perfect for entertaining while Experiencing the stunning views and tranquility. This

home is surrounded by perfectly landscaped trees and lush greenery. This luxurious property offers a perfect blend of comfort, elegance, and privacy. Located only 10 min from town and under 10 min to a beautiful lake close by. Don't miss your chance to own this magnificent home and experience its beauty and charm firsthand!