



**GRASSROOTS**  
REALTY GROUP

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**50 A&B, Owl Canyon Rd**  
**Rural Clearwater County, Alberta**

**MLS # A2209656**



**\$679,900**

<b>Division:</b>	Owl Canyon Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	6.70 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	19-40-6-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Skylight(s)		

**Inclusions:** 2 garage remotes, cell phone booster, 3 - fridges, electric stove, 2 gas stoves, 2 washers, 2 dryers, window coverings, 2 dishwashers, green house, 2 tarp sheds, gas fireplace, furnishings in lower suite and cabin, 3 sheds

WOW! What an opportunity is found here!! This is a multi-residential acreage located just minutes from Rocky. Acreage is zoned CRA. The property features a well built fully developed bungalow with a walk-out basement....3 bedrooms/1 baths on the main floor, one bedroom one bath illegal suite in the basement. The main floor has an hardwood floors, lots of large windows and an updated kitchen. Shared laundry is in the basement. Out side there is a large double attached garage....decks and a well treed and landscaped yard. The second home was built in 2010....two bedrooms/one bath/laundry. Both homes have individual septic tanks. The water well is shared. Parcel size 6.7 acres.....just off pavement....close to golf course .