



GRASSROOTS
REALTY GROUP

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364044A Range Road 6-0
Rural Clearwater County, Alberta

MLS # A2211073



\$795,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,921 sq.ft.	Age:	1977 (48 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Faces Side, Heated Ga		
Lot Size:	6.99 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	Private, Well
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Lagoon
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-36-6-W5
Exterior:	Cedar, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: shelving in storage rooms, hot tub

Tucked away at the end of a quiet dead-end road, this private acreage is just 2km off pavement and offers the perfect blend of comfort, space, and functionality. The home welcomes you with an open-concept layout and unique two-storey vaulted ceilings flowing into a spacious rec room and atrium below. The large kitchen is a chef's dream—featuring a central island, lots of cabinets and countertops, pantry, and adjoining dining space, with a cozy den just steps away for relaxing after meals. From the kitchen you can step outside to the concrete patio with a gazebo and hot tub—ideal for entertaining or unwinding. The main floor also includes a roomy primary bedroom with walk-in closet and access to a 4-piece bathroom with jetted tub, two additional bedrooms, a convenient office, and well-appointed laundry/mudroom with 2-piece bath. Downstairs, enjoy a fully finished basement with a large rec room complete with a wood burning stone faced fireplace, theatre room, and 3 more bedrooms—including two with walk-in closets and a Jack & Jill bath, plus the third with its own ensuite. Need storage or workspace? This property delivers: 24x43' heated attached garage, room for the man cave plus your vehicles! 38x24' heated detached garage with 2 overhead doors (could be 3) and an attached 15x45' RV bay. 48x32' heated quonset/shop with mezzanine, 220 power, and 12' overhead door. The 6.99 acres offers a beautifully landscaped yard with mature trees, room for a big garden and a few animals. Here's a rare opportunity for those seeking privacy, space, a unique home and serious shop/garage options!