



**GRASSROOTS**  
REALTY GROUP

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**405066 63 Range**  
**Rural Clearwater County, Alberta**

**MLS # A2212223**



**\$580,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,037 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.71 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	33-40-6-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub		

**Inclusions:** NA

Step into your own slice of paradise with this picturesque 5 bedroom, 2 -bathroom, 2 story home , perfectly situated on 5.71 acres. Designed for both comfort and countryside charm, this property is ideal for families and equestrian enthusiasts alike. As you approach, you will be welcomed by a beautiful mature tree-lined lane driveway that sets the tone for the peaceful and private lifestyle waiting for you. Inside , the spacious layout offers room for everyone, with five generously sized bedrooms, two bathrooms, and ample living spaces for entertaining or simply relaxing in the hot tub nestled in the enclosed three sided covered deck. For the horse lover this property is thoughtfully set up with everything you need to accommodate your equine companions. From open spaces for grazing, training, to potential stable placements. Whether you are a seasoned equestrian or simply love the rural lifestyle, you will appreciate the thoughtful layout and potential of this stunning acreage Horse shelter 30X40. garden shed 8x12, shed 8X10. New Roof and siding 2022. Well 75 feet deep with 40 gallons per minute with no recovery time.