

#8, Sunnynook Drive
Rural Clearwater County, Alberta

MLS # A2219705



\$779,900

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|------------------|---|---------------|-------------------|
| Division: | Sunnynook Estates | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 1,594 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | 220 Volt Wiring, Heated Garage, Insulated, RV Garage, See Remarks | | |
| Lot Size: | 2.16 Acres | | |
| Lot Feat: | Landscaped, Private, Views, Wooded | | |

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| Heating: | Forced Air, Propane | Water: | Private, Well |
| Floors: | Carpet, Hardwood, Stone | Sewer: | Septic Field, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Log | Zoning: | CR |
| Foundation: | Wood | Utilities: | Electricity Connected, Propane, Sewer Connected, Wa |
| Features: | Beamed Ceilings, Central Vacuum, Open Floorplan, Vaulted Ceiling(s) | | |

Inclusions: Window coverings, Ikea cabinets in entry and Primary Bedroom, Bar stools

Gorgeous Property! Featuring a custom built timber frame home in a quiet and gated community, this home is sure to impress! Pine plank flooring through the main floor, slate flooring in the entry and shower, 9ft walls, walkout basement, this 4 bed, 2 bath home also features custom maple cabinetry and much more! Overlooking the Clearwater river, the parcel also includes a well landscaped yard, with a pristine water feature and a large shop. The shop boasts 8" concrete floor so it can handle the big jobs, 14' doors, infloor heating, and mezzanine storage. Connected to the shop is a 16' x 36' office area/man cave with its own 3 piece bathroom and infloor heat as well as its own septic tank. The subdivision has a condo fee of \$400.00 per year for the maintenance of the gate but this acreage is not part of the bareland condo association