

**384005 Range Road 8-3**  
**Rural Clearwater County, Alberta**

**MLS # A2239541**



# \$739,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,604 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.79 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Pasture		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	27-38-8-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, No Smoking Home		

**Inclusions:** Hot Tub

Welcome to this beautifully maintained 1998 home nestled on 4.79 private and versatile acres, just 20 minutes from Rocky Mountain House and conveniently close to Cow Lake and endless backcountry adventure. This property offers the perfect blend of peaceful rural living and outdoor recreation, making it a rare and special opportunity. The home features 4 spacious bedrooms plus a dedicated office which could be upgraded with a closet system making a 5th bedroom, and 3.5 bathrooms, with a thoughtful layout that supports both family life and privacy. The walk-out basement includes two bedrooms, a full bathroom, and an office space—ideal for working from home or giving guests their own space. Upstairs you’ll find two more bedrooms, including a welcoming primary suite with direct access to a stunning front deck and hot tub, perfect for relaxing under the stars at the end of the day. The main floor offers an open, functional layout with bright living areas, a practical kitchen, and main-floor laundry for added convenience. The large front deck is a standout feature, offering plenty of space to entertain. Have your morning coffee, unwind, or take in the natural beauty surrounding the home.

Outdoors, the property is equally impressive. The land has previously been set up for horses and can easily be brought back to a small hobby farm. A fenced backyard provides a safe space for your dogs, and there’s even a private archery range on site for your enjoyment. The double attached garage is equipped with in-floor heat and includes extra room for storage or workspace, while the powered Quonset with a wood stove offers endless possibilities—whether you’re into tinkering, or need extra room for equipment or toys. If you’re seeking a peaceful

retreat, space for your animals, or simply more room to breathe, this property offers the lifestyle you’ve been dreaming of.