

62067 Township Rd 380
Rural Clearwater County, Alberta

MLS # A2241420

\$979,900



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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow-Villa | | |
| Size: | 2,560 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | 220 Volt Wiring, Quad or More Attached, Quad or More Detached, RV Access | | |
| Lot Size: | 6.83 Acres | | |
| Lot Feat: | Back Yard, Cleared, Corners Marked, Front Yard, Landscaped, Lawn, Open L | | |

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| Heating: | Combination, Central, Fireplace(s), Forced Air, Natural Gas, Radiant | Water: | Private, Well |
| Floors: | Concrete, Hardwood, Slate | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 34-37-6-W5 |
| Exterior: | Composite Siding, Concrete | Zoning: | CRA |
| Foundation: | Wood | Utilities: | Natural Gas Paid, Electricity Paid For, Natural Gas Co |
| Features: | Ceiling Fan(s) | | |
| Inclusions: | Blinds | | |

Tucked away on a quiet No-exit road, this beautifully landscaped 7-acre estate offers privacy and quality rarely found. Built in 2015, the 2,560 sq ft Custom Walk-out bungalow features 3 Bdrms plus a den (easily a 4th) & 3 Bthrms. Vaulted ceilings, granite and quartz finishes, in-floor heat, triple-pane windows, and a striking slate radiant heat fireplace, highlight the craftsmanship, while each bedroom includes a walk-in closet. The Foyer is elevator-ready for your longevity! The Walk-out level, with a Chimney hidden in the wall for a Wood stove, connects a basement Recreation area, open to a heated 3-bay, 4-Door garage with radiant heat & high ceilings. Outdoor living is equally refined with a Flexstone-coated upper deck, glass railing, hot tub area, a covered lower patio with Nat. gas hookup and hail resistant siding. What also sets this acreage apart for value from other acreages is the BONUS of a 40x60ft cold storage SHOP with 14.5' clearance, triple sliders, full electrical & a backup generator for your security! With an RV Pad with hookups, a large Bird enclosure, gardens, fruit bushes, mature trees & professional landscaping, this private estate is a rare blend of craftsmanship, comfort, country living and value at its finest.