

62067 Township Rd 380
Rural Clearwater County, Alberta

MLS # A2241420



\$999,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow-Villa		
Size:	2,560 sq.ft.	Age:	2015 (10 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		

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:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	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 on a quiet No Exit road, this beautifully landscaped & manicured 7-acre executive Estate features a unique, custom 2,560 sq ft 2015 - 3 Bdrm, a Den (could be 4th Bdrm), 3 Bthrms - Walk-Out bungalow, blending luxury, efficiency, & functionality. The Walk-out Basement, shared with a 3-bay/4-door Garage, boasts 9.5' ceilings, 2 radiant heaters, acid-etched concrete, Utility Rm, a Lounge area, 2-pc Bthrm, and hidden wood chimney— ready for a future stove. The Foyer & stairs, were built with your long term living in mind, for a lift/elevator. The 220' Water Well provides beautiful soft water, with no treatment req’d and the Lennox HVAC has programmable controls. Up the Stairs, on the Main floor, you will enjoy a Vaulted open floor plan, Granite kitchen counters w/ Slate backsplash, Butcher block island, soft-close Cabinets, induction/convection range w/ warming drawer. The Bathrms enjoy Quartz counter-tops w/ comfort-height toilets, loving in-floor heat & custom storage. The Great Room features a striking Black Slate stone, 3 dimensional 40' gas Fireplace w/ ceramic glass enjoying true radiant heat, running w/o power. Each spacious bdrm has Walk-in Closets w/ built-in shelving. Step out of the Triple-pane patio door new in 2023, onto a full-length upper Deck that just received new Flexstone coating in 2025, with Glass railing, providing an unobstructed view & convenient Nat Gas BBQ hook-up. A 6' glass Wind wall with screens, on the West end, around Hot tub area, was just installed in 2025 adding to your comfort. You will also love the concrete, south-facing Walk-out level Deck, providing a full length covered patio to enjoy the outside, even in rainy or

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