

112 MEADOW PONDS
Rural Clearwater County, Alberta

MLS # A2251243

\$725,000



Division:	Diamond Willow Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,783 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Double Garage Detached, Garage Door Opener		
Lot Size:	0.94 Acre		
Lot Feat:	Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Open		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative, See Remarks
Floors:	Carpet, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-38-7-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

A peaceful place to call home—just 9 minutes from Rocky Mountain House. Built in 2023, this lovely property sits on nearly a full acre of land (0.94 acres), offering space, privacy, and comfort in a quiet setting. Inside, you'll find 3 bedrooms and 2 bathrooms, with an open floor plan and high ceilings that give the home a bright, airy feel. The fully fenced backyard is perfect for pets and kids and includes a dog run for added convenience. There's plenty of room for hobbies and storage with a 2-car detached garage, greenhouse, and shed. The home also features a reverse osmosis system, water softener, and chlorine remover, so you can enjoy fresh, clean water every day. A home inspection was completed in 2024, and the new home warranty is still in place—a peaceful retreat with all the comforts of a newer home.