

**#1 Little Rock Close  
Rural Clearwater County, Alberta**

**MLS # A2265283**

**\$1,396,750**



<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	4,969 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Front		
<b>Lot Size:</b>	2.39 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Irregular Lot, Landscaped, Pave		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	30-38-7-W5
<b>Exterior:</b>	Mixed, Stone, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Bar, Beamed Ceilings, Central Vacuum, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Greenhouse, shed, hot tub, firepit,		

This custom built home offers acreage living at its finest. The moment you enter you'll see many unique features from the open floor plan, wooden beams and a floor to ceiling rustic stone fireplace that makes you feel warm, cozy and glad to be home. Natural light pours in from floor to ceiling windows where you can enjoy the sunsets in your living room or downstairs in the extra large hot tub. There's a self contained one bedroom legal suite with all appliances including washer and dryer and separate entry in the walk out basement. Quality abounds throughout this stylish home featuring leather granite counter tops, reclaimed hardwood and ceramic tiled flooring, interior walls insulated for sound barrier, in-floor heating, custom designed bar with wood detailing, Fir Timber Frame design and so much more. This home really needs to be seen to truly appreciate the craftsmanship throughout. The large workshop (46 x 54ft) has in-floor heating, a mezzanine for additional storage, 14' doors and a full 3 piece bath that includes a washer/dryer. This professionally landscaped property with a quiet parklike setting and beautiful view of the mountains has something to offer every family.