400047 Range Road 72 Road
Rural Clearwater County, Alberta

MLS # A2280506

$585,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,054 sq.ft.	**Age:**	1990 (36 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	6.99 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Views		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Hardwood, Tile	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	2-40-7-W5
Exterior:	Wood Frame	**Zoning:**	CRA
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), French Door, See Remarks, Storage		

Inclusions:	none

7-acre property located just minutes from Rocky Mountain House. This bungalow offers over 2,000 sq. ft. of living space on the main level plus a finished basement. The main floor features an open-concept kitchen with built-in oven and cooktop, granite sink, peninsula island, and generous cabinet space. Hardwood flooring highlights the living room with a large bay window providing plenty of natural light. The sunken family room features a corner gas fireplace. The primary bedroom includes patio doors leading directly to the rear deck, along with a walk-in closet and 3-piece ensuite. Two additional bedrooms, a full bathroom, and a versatile laundry room that could also be used as a craft or gym space, along with a 2-piece bathroom off the back entry, complete the main level. The basement includes in-floor heating, a large games room, den/office, fourth bedroom, 3-piece bathroom, and extensive storage areas. The double attached garage features in-floor heat. The acreage is landscaped with mature trees, shrub beds, a garden area, and a storage shed. An excellent opportunity to enjoy a private rural setting close to town.