

\$895,000 - 12 Boulder, Rural Clearwater County

MLS® #A2095463

\$895,000

4 Bedroom, 5.00 Bathroom, 2,479 sqft

Residential on 2.89 Acres

Cougar Ridge, Rural Clearwater County,
Alberta

Visit REALTOR website for additional information. Welcome to 12 Boulder Drive, a captivating ranch bungalow on 2.89 acres in Cougar

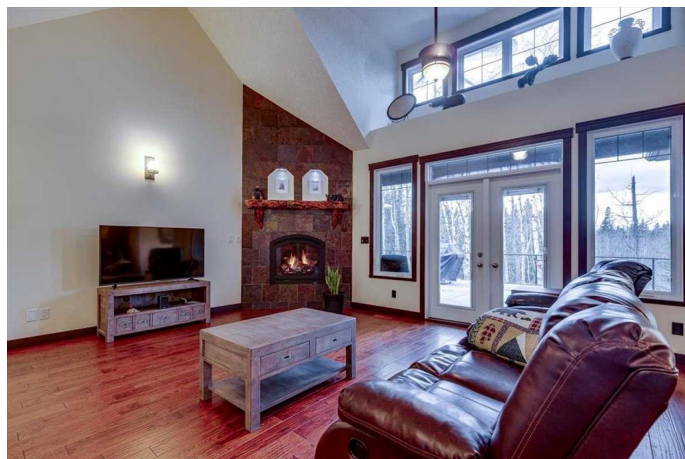
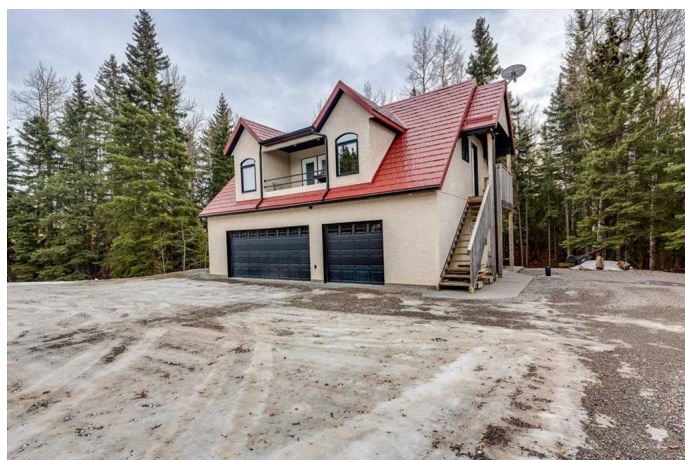
Ridge Estates at Cow Lake, AB. This property offers an elegant home with all the trimmings, an oversized double attached heated garage, PLUS a unique shop/house with a triple garage or workshop with 1/2 bath below and a beautiful 822 sq ft suite above, perfect for rental or family. All in a beautiful location minutes from Rocky Mt House, AB Highlights include a chefs kitchen with granite counters, stainless appliances, induction range, a gas fireplace, and an amazing primary

suite that includes a steam shower & soaker tub. Gathering with friends in a rear sunroom, a dining room, living room, office / media room, or in the huge bonus level that's perfect for guests or games! An oasis of comfort and elegance in the heart of Clearwater County.

Built in 2008

Essential Information

MLS® #	A2095463
Price	\$895,000
Sold Price	\$860,000
Bedrooms	4
Bathrooms	5.00



Full Baths	4
Half Baths	1
Square Footage	2,479
Acres	2.89
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	12 Boulder
Subdivision	Cougar Ridge
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Amenities

Parking Spaces	12
Parking	Off Street, Triple Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Dog Run, Fire Pit, Private Entrance, Rain Gutters, RV Hookup, Storage
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Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Lawn, Gentle Sloping, Landscaped, Many Trees, Native Plants, Private, Sloped Down, Treed
Roof	Metal
Construction	Concrete, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2023
Date Sold	May 24th, 2024
Days on Market	178
Zoning	Res
HOA Fees	0.00

Listing Details

Listing Office	PG Direct Realty Ltd.
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