

\$870,000 - 410025b Highway 22, Rural Clearwater County

MLS® #A2102317

\$870,000

4 Bedroom, 3.00 Bathroom, 1,732 sqft
Residential on 15.28 Acres

NONE, Rural Clearwater County, Alberta

An 80 degree panoramic mountain view of 40+ peaks of the Rocky Mountains is the vista view from this picturesque log house acreage.

Nested amongst Spruce, Pine, Willows, Larch & Apple trees with a driveway flanked by hedge rose, 600+ planted conifers & willow provide noise suppression & create a semi-private yard with spectacular seasonal colour changes.

Custom white spruce log house was built & maintained by Blue Trail Log Homes, is a masterpiece of craftsmanship, fully chinked & stained with UV protection.

Main level features an inviting open concept living/dining/kitchen area bathed in natural light from a 2 storey vaulted wall of windows. Maple hardwood floors, knotty pine T&G ceilings, sunshine ceiling lighting, main floor laundry & free standing wood stove to keep everything cozy.

Upper level has a huge master suite with a private balcony to greet the sunrise, view wildlife, or quiet meditation. Spacious 4-pc ensuite includes a clawfoot soaker tub.

Wrap-around open railing mezzanine overlooking the living room boasts amazing mountain views, ideal for a home office, reading/play space. Windows in every room capture breathtaking views of entire property & frequent wildlife co-habitants.

The finished basement has 3 bedrooms, egress windows, family room & 3-pc bath.



1600 sq/ft covered, wrap-around deck surrounds the house to entertain around the BBQ, enjoy mountain views, stunning sunsets & ever-changing weather systems along the foothills. Near dark-sky stargazing from covered 2P hot-tub.

Wonderful soft water from 100'™ well, septic plant & above-grade outfall, central vac, monitored alarm system & gas boiler (central heating, basement in-floor heating & hot water). French Drain system to protect the semi-submerged basement with 3 outdoor & 4 indoor sump pumps.

Oversized workshop has a 3 pc bath, 220 wiring, insulated & heated by overhead gas furnace & legal wood stove. Currently a workshop but could be converted to a dbl garage or guest house.

Yard & driveway are encircled by 2 horse pastures, bush block, round pen & shelter. Meandering trails invite peaceful exploration to immerse in the tranquility of nature. Large dog paddock with 1.5m fence provides pet protection with dog-door access into heated garage.

Lawn is landscaped with mature trees, fruit trees, flowering bushes, raised garden, & fire-smart apron of limestone & washed rock. Woodshed for dry storage of firewood with indoor splitter & a sheltered firepit.

15 acres is larger than most acreages in Clearwater County & zoned AG providing advantages over typical CR & CRA acreages. Only 14 km north of RMH on Hwy 22, which is the first road cleared after a snowfall for both your commute & school bus.

This beautiful property offers a peaceful rural lifestyle, affording seclusion, convenience, great neighbourhood & the serenity of nature. This is a lifestyle property & so much more than just a beautiful log house with a spectacular mountain view.

Built in 2004

Essential Information

MLS® #	A2102317
Price	\$870,000
Sold Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,732
Acres	15.28
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Sold

Community Information

Address	410025b Highway 22
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Amenities

Parking	Additional Parking, Double Garage Detached, Heated Garage, Oversized, Workshop in Garage
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, Fan Coil, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Free Standing, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden, Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Many Trees, Pasture, Rectangular Lot
Roof	Metal
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	January 18th, 2024
Date Sold	January 19th, 2025
Days on Market	366
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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