

\$825,000 - 403033 Range Road 5-3, Rural Clearwater County

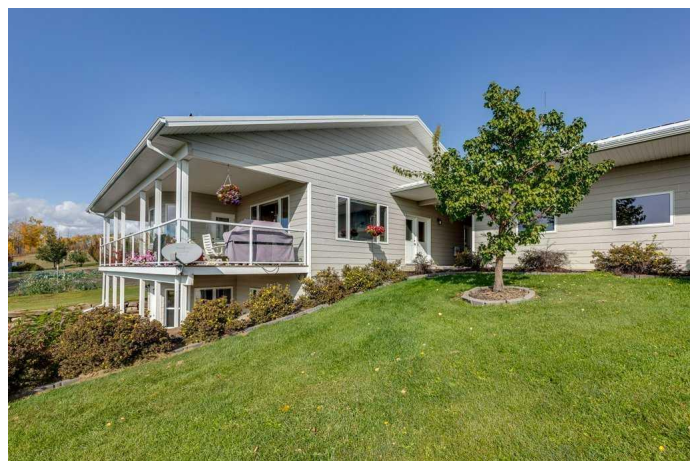
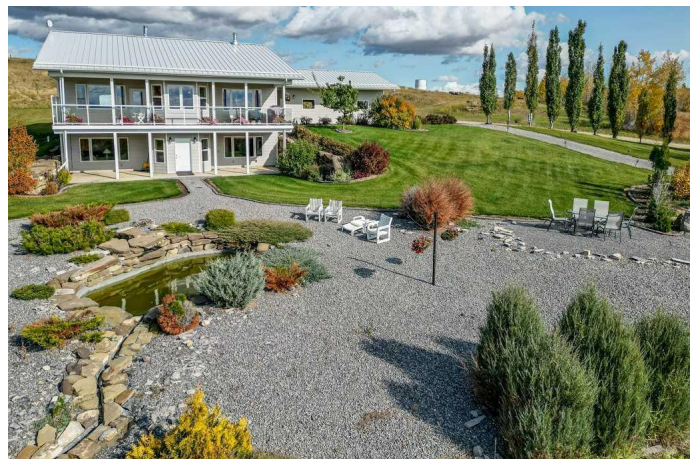
MLS® #A2110563

\$825,000

5 Bedroom, 3.00 Bathroom, 1,952 sqft
Residential on 7.09 Acres

NONE, Rural Clearwater County, Alberta

Serene Acreage with Breathtaking Views and a Fully Finished Walk-out Bungalow! Nestled on just over 7 picturesque acres in the rolling foothills just northwest of Leslieville, this property is a nature lover's dream. With magnificent views of the Rocky Mountains and a range of exceptional features, this 1952 sq ft fully finished walkout bungalow built in 2007 is a true gem! This fine home is in impeccable condition, with an open concept living area, high-efficiency wood-burning fireplace, and separate formal dining area. The kitchen boasts granite countertops, a walk-in pantry, stainless steel appliances, a gas stove, double ovens, quality oak cabinetry, and hardwood floors. The massive master bedroom features a 5-piece ensuite with an air tub, a walk-in closet, and a heated tile floor. There is also an additional main floor bedroom and a main floor office for convenience. The lower level is finished with a large rec room, big windows, and three more bedrooms, bringing the total to 5 bedrooms. The home offers dedicated storage space and a wood-burning stove to keep you warm and cozy. The wide and open spaces are designed with accessibility in mind and its Elevator Ready! The large upper and lower closets are designed to accommodate an elevator if the future need arises. Cement board siding and a metal roof, ensure durability and longevity. There's a covered breezeway at the front entrance, adding to the



home's welcoming character. A 24x30 attached garage offers convenience and shelter for your vehicles plus a 32x42 shop is perfect for hobbies and storage, providing ample space for your projects and equipment. This property offers a unique blend of natural beauty, modern comfort, and thoughtful design. The gardener in the family will love the large garden and the chain link fencing will keep the hungry deer out! A custom rock retaining wall, dual ponds and a firepit area are perfect spaces to enjoy the outdoors. The high production well was last measured at 30 gpm. Whether you're looking for a tranquil retreat or a space to indulge your hobbies, this is the perfect place to call home, and a great opportunity to make this extraordinary property yours!

Built in 2007

Essential Information

MLS® #	A2110563
Price	\$825,000
Sold Price	\$800,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,952
Acres	7.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	403033 Range Road 5-3
Subdivision	NONE
City	Rural Clearwater County

County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel Driveway, RV Access/Parking

Interior

Interior Features	Bidet, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace Insert, Forced Air, Natural Gas, See Remarks, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Fire Pit, Free Standing, Glass Doors, Living Room, Mantle, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Storage
Lot Description	Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Private
Roof	Metal
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	May 17th, 2024
Days on Market	46
Zoning	CRA
HOA Fees	0.00

Listing Details

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