

\$1,095,000 - 362036 Rge Rd 55, Rural Clearwater County

MLS® #A2123406

\$1,095,000

3 Bedroom, 3.00 Bathroom, 2,082 sqft

Residential on 6.15 Acres

NONE, Rural Clearwater County, Alberta

Embrace the essence of rural living with this exceptional Executive Acreage located East of Caroline on 6.15 acres, offering unparalleled views of the Rocky Mountains from its elevated location. Constructed in 2010, this 2082 sq ft custom-built residence boasts an enduring ICF foundation and walls, ensuring both efficiency and resilience. The home is thoughtfully designed for year-round comfort, featuring triple-pane windows, in-floor heating in the basement, Central A/C, and a furnace. Step into a realm of luxury and functionality on the main floor, where a spacious primary bedroom awaits with its lavish ensuite, accompanied by a designated office and a convenient laundry room. The heart of the home lies in the meticulously crafted kitchen, adorned with Cherry wood cabinetry, a 5-gas burner stove, and a generous 9-foot island, complemented by coffered ceilings that add a touch of elegance to the dining area. The adjacent living room offers a cozy retreat, perfect for relaxation after a day of taking in the scenic beauty of the surroundings. Venture downstairs to discover large windows and 9' ceilings allowing in lots of natural light, and in-floor heating, you won't even feel like you're in a basement. There are two additional bedrooms, a full bath, and a sound-insulated TV area perfect for your family and friends to hang out in. The wet bar offers a perfect spot for entertaining that seamlessly transitions to the outdoors through a patio, blurring the lines between indoor and outdoor



living. Outside youâ€™ll be able to enjoy an evening on the terraced patio and enjoying the peace and serenity at the fire pit at the base of the waterfall.

Complementing the main residence is an expansive 40' by 70' shop, originally utilized as a residence during the construction phase, now repurposed into a versatile workspace. Complete with in-floor heating, a separate sewage tank for the shop, a separate grey water system for the in-floor drain, a fully equipped kitchen, a full bathroom, a storage mezzanine, this shop offers the perfect setting for pursuing your hobbies. A large 14' by 14' overhead door ensures easy access for storing motorhomes, tractors, and any other equipment or projects.

You will want to spend time in the meticulously manicured yard with its professionally landscaped features, including concrete walkways, charming rock walls, and a captivating rock waterfall that adds a touch of tranquillity to the outdoor space. A greenhouse provides the opportunity for gardening enthusiasts to cultivate their own oasis, while garden sheds offer practical storage solutions for tools and equipment.

With its harmonious blend of luxurious amenities, breathtaking views, and versatile workshop space, this property offers a rare opportunity to embrace the rural lifestyle without compromising on comfort or convenience. Schedule your viewing today and envision the boundless possibilities that await in this idyllic countryside retreat.

Built in 2010

Essential Information

MLS® #	A2123406
Price	\$1,095,000
Sold Price	\$1,050,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,082
Acres	6.15
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	362036 Rge Rd 55
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Satellite Internet Available
Parking Spaces	4
Parking	Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Parking Pad, RV Access/Parking, RV Garage, Side By Side, Workshop in Garage

Interior

Interior Features	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Solar Tube(s), Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Electric Water Heater, ENERGY STAR Qualified Appliances, Gas Cooktop, Microwave
Heating	In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Blower Fan, Electric, Free Standing, Glass Doors, Living Room, Oak, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Gray Water System, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Brush, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Native Plants, Yard Drainage, Yard Lights, Private, Rectangular Lot, Sloped, Sloped Down, Views, Waterfall
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Silent Floor Joists, Stucco, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	April 17th, 2024
Date Sold	September 19th, 2024
Days on Market	155
Zoning	Country Residence Agricul
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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