

\$625,000 - 411072 Range Road 6-0, Rural Clearwater County

MLS® #A2132714

\$625,000

4 Bedroom, 4.00 Bathroom, 1,706 sqft
Residential on 6.38 Acres

NONE, Rural Clearwater County, Alberta

Beautiful home set up on the hill with an AMAZING mountain view on 6.38 acres. This custom built 2 storey offers granite countertops, stainless steel appliances and a cozy eating area in the kitchen with access out to the wrap around deck. The adjoining dining room is surrounded by windows and filled with natural light and is separated from the living room with an impressive stone fireplace. From the living room there's a second access to the deck and a closed in sunroom perfect for outdoor dining or entertaining. Main floor laundry and a 2 piece guest bath finish the main level. Head upstairs to 3 bedrooms including the big master with a sitting area and 4 piece ensuite, plus another 4 piece bathroom. The finished walkout basement offers a cozy family room, what could be a fourth bedroom (no closet), storage cold room, 3 piece bath and a unique bonus area currently used as an office but makes a great indoor green house as well, ideal for year round growing. The home features locally milled blonde aspen hardwood floors, exposed beam ceilings and was built with energy efficiency in mind with thick insulated walls utilizing passive solar heat. There is a convenient covered breezeway connecting the house to the 22x28' garage and 13'x38' carport. The yard is naturally landscaped with a nice little fire pit area and privacy from the road. Recent improvements include a 400



gallon water holding tank and well pump in 2023 and a new hot water tank in 2024.

Built in 1996

Essential Information

MLS® #	A2132714
Price	\$625,000
Sold Price	\$615,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,706
Acres	6.38
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	411072 Range Road 6-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, Granite Counters, Storage
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Low Maintenance Landscape, Pasture, Views
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2024
Date Sold	June 15th, 2024
Days on Market	26
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - RMH
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