

\$869,900 - 212 Grouse Meadow Lane, Rural Clearwater County

MLS® #A2165437

\$869,900

3 Bedroom, 2.00 Bathroom, 1,716 sqft
Residential on 4.26 Acres

Nordegg - Hamlet - North, Rural Clearwater
County, Alberta

Wake up to crisp mountain air and majestic forested views... Bordering Shunda Creek Meadows this acreage is a unique opportunity, 4.26 acres in the North Nordegg Subdivision, zoned Nordegg Tourist Recreation District (NTR). The property was carefully constructed, with a solar passive design and captivates the magnificent views of the mountains to the west, and peekaboo views of the townsite including the Nordegg Community Church. The acreage is fully serviced with a private well and septic tank/field/mound and is useable year-round, propane and wood for heating sources. There is plenty of room for future expansion with county approval. This parcel offers numerous outdoor sitting spaces to gather as well as several designated walking paths leading to the Shunda Creek Meadows. The home is tucked into the trees at the end of a cul-de-sac a quite forest oasis for an ultimate get away full-time or short-term stays. The house is an a-frame 1 1/2 storey style cottage boasting an open floor plan in the main living space complimented with vaulted ceilings. On the main floor, there is a fully equipped kitchen, laundry area, 4-piece bathroom and 2 bedrooms, and access to the 5ft crawl basement area that facilitates extra storage and supplies. Upstairs is a cozy loft with a 2nd 4-piece bathroom that showcases a beautiful claw-foot tub with a private forest



view. Pamper yourself with a soothing soak after a day of exploring! The primary suite is spacious and offers a walk-in closet, dormer storage, and a sitting area in front of the window to curl up and enjoy the scenery. Enjoy your morning coffee on the large wrap-around patio overlooking the well-groomed yard. Enjoy endless hours of relaxation and laughter around the firepits! The 'Main Firepit' is nestled in the trees close to the cottage with views of Coliseum Mountain and the 'Sheltered Firepit' is built into a hill on the edge of the property. Directly West along the property boundary, you will find a direct path to Shunda Creek Meadows which connects to miles of marked hiking/walking/cross-country ski paths. Rare opportunity to own a property in the North Nordegg Subdivision offering 4.26 acres of treed privacy backing directly onto Crown Land. Must be seen to be fully appreciated.

Built in 2005

Essential Information

MLS® #	A2165437
Price	\$869,900
Sold Price	\$863,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,716
Acres	4.26
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Sold

Community Information

Address	212 Grouse Meadow Lane
Subdivision	Nordegg - Hamlet - North
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 2H0

Amenities

Utilities	Propane, Sewer Connected, Water Connected
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	See Remarks
Heating	In Floor, Propane, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Fire Pit, Private Yard, RV Hookup
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Private, Corners Marked, Environmental Reserve, Meadow, Wooded
Roof	Metal
Construction	ICFs (Insulated Concrete Forms), See Remarks
Foundation	ICF Block, Other

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 30th, 2024
Days on Market	18
Zoning	NTR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - RMH
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