

\$839,000 - 94 West Ferrier Blvd., Rural Clearwater County

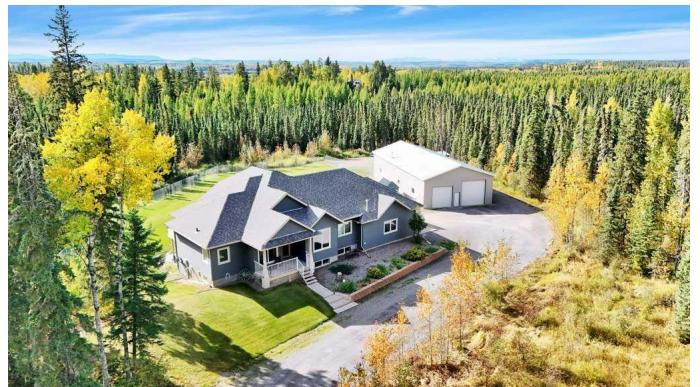
MLS® #A2169878

\$839,000

5 Bedroom, 3.00 Bathroom, 1,805 sqft
Residential on 4.40 Acres

West Ferrier Estates, Rural Clearwater
County, Alberta

Executive acreage in a family-orientated subdivision. It is located on 4.40 acres only 10 minutes from Rocky Mountain House, this home has everything to offer. The main floor offers an open concept with vaulted ceilings, tons of natural light, large windows, and quality finishings. The gourmet kitchen is every chef's dream with maple cabinetry, granite countertops, a 6 burner gas stove top, a double oven, a large island, and a walk-in pantry. The main floor living area has a stone face gas fireplace and mantle, great for hanging the Xmas stockings. The primary suite has a glass French door leading to a spacious bedroom with a tray ceiling, a walk-in closet, and organizers, the ensuite is relaxing with a stand-up tiled shower, jetted tub, and large granite counter space. Enjoy your own outside space with patio doors leading to the deck, excellent placement for a hot tub. The main floor is complete with 2 more spacious bedrooms and 4 piece bathroom. The walkout basement with in-floor heat has a large family room with a wet bar, media or office room, 2 bedrooms, 3 piece bath, and a separate laundry room with a laundry shoot from the ensuite. Enjoy the built-in surround sound speaker system in this home. This basement space is great for entertaining, with a wet bar, pool table, walkout to stamped concrete firepit area and back yard fenced for pets and kids.



The attached 3 heated car garage is an excellent space to park or use one bay for a workout area. The 34x80 metal-clad shop is every man's escape. The front part (34x48) is ideal for storing everything from your trailer to all the "toys" with 12x12, and 10x10 overhead doors and 14 ft ceilings. The rear part (34x32) has an overhead gas heater with mezzanine, 10x10 and 8x9 overhead doors. A garden shed, garden boxes, and greenhouse complete this package. Renos include a new hot water tank, carpeting the main floor bedrooms, some new light fixtures on the main floor, a stamped concrete firepit area, chain link fencing, and an overhead heater in the triple garage.

Built in 2011

Essential Information

MLS® #	A2169878
Price	\$839,000
Sold Price	\$839,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,805
Acres	4.40
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Sold

Community Information

Address	94 West Ferrier Blvd.
Subdivision	West Ferrier Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta

Postal Code T4T 2A4

Amenities

Parking Spaces 3

Parking Garage Door Opener, Heated Garage, Triple Garage Attached

Interior

Interior Features Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Vinyl Windows, Wired for Sound

Appliances Bar Fridge, Dishwasher, Double Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Gas Cooktop

Heating In Floor, Forced Air, Hot Water, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Lawn, Landscaped, Many Trees, Rectangular Lot, Brush, Wooded

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2024

Date Sold October 5th, 2024

Days on Market 3

Zoning CR

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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