

400047 Range Road 72 Road  
Rural Clearwater County, Alberta

MLS # A2280506



## \$585,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,054 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	6.99 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Views		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full

**LLD:** 2-40-7-W5

**Exterior:** Wood Frame

**Zoning:** CRA

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), French Door, See Remarks, Storage

**Inclusions:** none

7-acre property located just minutes from Rocky Mountain House. This bungalow offers over 2,000 sq. ft. of living space on the main level plus a finished basement. The main floor features an open-concept kitchen with built-in oven and cooktop, granite sink, peninsula island, and generous cabinet space. Hardwood flooring highlights the living room with a large bay window providing plenty of natural light. The sunken family room features a corner gas fireplace. The primary bedroom includes patio doors leading directly to the rear deck, along with a walk-in closet and 3-piece ensuite. Two additional bedrooms, a full bathroom, and a versatile laundry room that could also be used as a craft or gym space, along with a 2-piece bathroom off the back entry, complete the main level. The basement includes in-floor heating, a large games room, den/office, fourth bedroom, 3-piece bathroom, and extensive storage areas. The double attached garage features in-floor heat. The acreage is landscaped with mature trees, shrub beds, a garden area, and a storage shed. An excellent opportunity to enjoy a private rural setting close to town.