

44 FERRIER DRIVE
Rural Clearwater County, Alberta**MLS # A2230467****\$545,000**

Division:	Ferrier Acres		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,517 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	3.95 Acres		
Lot Feat:	Landscaped, Private		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Linoleum, Parquet	Sewer:	Private Sewer, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Up To Grade	LLD:	22-39-8-W5
Exterior:	See Remarks	Zoning:	CR
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: Fridge, Stove, dishwasher, washer, dryer, all window coverings, patio lounge (frame&cushions) on upper deck, shed, clear tarp shed

Nestled on a peaceful and private 3.95-acre parcel in scenic Ferrier Acres, just west of Rocky Mountain House, this distinctive A-frame-style two-storey home blends rustic charm with modern comfort. Zoned Country Residence District (CR), the property is perfect for those seeking a serene rural lifestyle with room to grow, garden, or simply enjoy the outdoors. This spacious and well-maintained home offers 4 bedrooms and 3 bathrooms, thoughtfully laid out across three levels. The main floor features a functional eat-in kitchen with a sit-up island, ample cabinetry, and an adjoining dining area that's perfect for family meals or casual gatherings. The cozy living room welcomes you with abundant natural light and scenic views of the surrounding property. A main floor bedroom provides added flexibility — ideal for guests, aging-in-place living, or a home office — and is conveniently located next to a 3-piece bathroom. Upstairs, you'll find two generously sized bedrooms, including a primary suite that features a private balcony — the perfect place to enjoy your morning coffee while taking in the tranquil surroundings. The fully developed basement is smartly divided by a central stairwell, creating a balanced and functional layout. On either side, dual living areas offer plenty of space for relaxing, entertaining, or setting up media and games rooms. A fourth bedroom is tucked away on one side, while a nearby flex room adds further versatility — perfect for a home gym, craft studio, playroom, or reconfigure to make this home a 5-bedroom if needed. A 3-piece bathroom, laundry area, and utility room complete this lower level. Adding to the appeal is a detached garage, offering excellent storage and workspace options for vehicles, hobbies, or outdoor equipment. This property combines the best of rural living with modern amenities

— a true retreat to call home.