

**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	

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-40-7-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, See Remarks, Storage		
<b>Inclusions:</b>	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. The property requires some TLC, offering an excellent opportunity to add value while enjoying a private rural setting close to town.