

## 311 Clearwater Heights Close Rural Clearwater County, Alberta

**MLS # A2194984**


# \$525,000

<b>Division:</b>	Clearwater Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.34 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Suspended Ceiling		

**Inclusions:** All wardrobes

If you're looking for a little piece of the west country here it is! Nicely treed 1.34 acres that borders scenic Alford Creek in a quiet subdivision approximately 10 minutes west of Caroline. This comfortable raised bungalow (the house was built in 1997 and raised up and placed on a concrete basement with a preserved wood floor in 2005) is being sold by the original owner. Features a large, completely covered wrap around deck with patio doors off the dining area and master bedroom. Open main floor with a large kitchen and island, connected dining area and living room with lots of windows for a bright and inviting feel. Primary bedroom with a four piece bathroom and patio doors on the east side so you can hear Alford Creek flowing in the summer. The second bedroom also features a three piece ensuite. Large rec room in the basement with two identical bedrooms and a three piece bathroom combined with the laundry area. Additional storage space under the stairs. There is in floor heat roughed into the basement but not in use. The double detached garage is finished but not heated. There's also storage sheds, garden boxes and a large garden spot. Shingles were redone in Sept 2024, the furnace is approximately 10 yrs old and the hot water tank 5 years old.