

**364070 Range Road 6-3  
Rural Clearwater County, Alberta**

**MLS # A2207762**



**\$835,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,642 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Heated Garage, Insulated, Oversized, Quad or More Detach		
<b>Lot Size:</b>	5.30 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Landscaped, Many Trees, Private		

<b>Heating:</b>	Boiler, Propane, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Slate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	28-36-6-W5
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Paid For, Propane, Sewer, Satellite Internet
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Cabin Fridge, Stove & Microwave, Wood Burning Stove x 2, Desk in the Shop, Water Treatment Equipment in Shop, Freezer in Shop, 2 Sheds, 2 Wood Sheds, Greenhouse with Water Tank, Five Planters on Deck, Raised Garden Boxes, 48x10ft Storage Unit on Cement, Kids Play Centre, Propane Tanks x 2 (rented), Propane tank at Cabin (owned), Entrance Gates, Garage Door Openers x 2 and 2 Remotes, Pond Equipment

Everything you could want in acreage living! Only minutes for Burnstick Lake and the Village of Caroline this acreage offers an unparalleled lifestyle for those seeking recreation, tranquility and nature. This 5.3 acre property is surrounded by nature, offering an abundance of wildlife, paths to explore, a creek close by and even a pond! Boasting pride of ownership the custom built 2012 home features a spacious open floor plan with soaring vaulted ceilings, slab on grade construction and covered deck for morning coffees. The spacious entry leads to an inviting kitchen that combines modern touches with a rustic feel. It features warm Acadia hardwood floors and a soaring vaulted ceiling that opens to the dining room and living room areas. The kitchen boasts stainless appliances, island, ample counter and cupboard space and a walk in pantry. The open plan layout seamlessly connects the kitchen to the dining and living rooms area perfect for family gatherings. A cozy wood burning stove and custom stairwell leading to the upper level adds character and functionality to this inviting space. A primary bedroom complete with ensuite boasting a soaker tub, additional main floor bedroom and 3 piece bathroom completes the main floor living. The upper level overlooks the living space below and offers additional seating area (easily used as office, games area, library or even be converted to an additional bedroom and bathroom), upstairs also features another bedroom. The spacious 44x39ft shop has 16ft ceilings, 14ft door, in-floor heat, floor drain, mechanical room and designated upstairs office, two additional bays provide extra space for projects or storage. The self contained cabin is fully functional and perfect for family and friends visiting short term or extended stays! It offers power, heat, water, two sleep areas, 3 pc bathroom, cozy kitchen and wood

burning stove (propane furnace and electric heat and is on wood pilings and has a crawl space. There is an additional cabin with power only. Notable features of this property include underground power, excellent well both in quality and 20 GPM, R-40 sprayed insulation providing excellent energy efficiency for house, shop and cabin. Separate septic tanks and fields both for house and cabin, high efficiency boiler system in house and shop, "no" salt water softener, 220V wiring in shop, solid wood doors in the house, a greenhouse, pond, firepit, horse shoe pits, kids playcenter, raised garden beds, perimeter fenced for neighboring livestock and property borders a creek!