

**10 CLIFFSIDE TRAIL  
Rural Clearwater County, Alberta****MLS # A2207879****\$735,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Modular Home  |               |                   |
| <b>Size:</b>     | 2,314 sq.ft.  | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, Oversized, Quad or More Detached     |               |                   |
| <b>Lot Size:</b> | 2.28 Acres  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Gentle Sloping, Irregular Lot, Landscaped |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Private, Well             |
| <b>Floors:</b>     | Carpet, Laminate   | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | 28-39-7-W5                |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | P                         |
| <b>Foundation:</b> | Piling(s)  | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |                           |

**Inclusions:** fridge, stove and washer and dryer in the suite

This 2.28-acre property offers the ideal combination of country living with convenient access to town. Located just on the outskirts of Rocky Mountain House, this property is within walking distance of the North Saskatchewan River, and a 10 min drive to Pine Hills Golf Course, Crimson and Twin Lakes. The main residence offers 2,314 sq ft of living space with a modern, open-concept design. The bright and airy main living area features vaulted ceilings, fresh paint and big windows creating an inviting atmosphere. The kitchen includes a convenient island and breakfast bar, ample cupboard space and is open to both the dining and living rooms, each with access to the front and rear decks—perfect for enjoying the outdoors. The spacious primary suite at one end of the home includes a spa-like 5-piece ensuite with a walk-in closet, offering a relaxing retreat. At the opposite end of the home, you'll find a family room with gas fireplace, two more bedrooms, an office, and a 4-piece bathroom, along with a generous entryway and convenient laundry. There's a small fenced in yard off the back deck, perfect for your pets. Outside, there's a 34x26' double detached garage that is finished and heated, with 220 power for all your workshop needs. Above the garage, is a modern 2-bedroom, wheelchair-accessible family suite. This suite features an open-concept living area, a full bathroom with a walk-in tub/shower combo, laundry, a cute balcony and a nice front deck. \* Note that the suite will need county approval for use. And you can't forget the massive 80x50' shop with its own private driveway, offering in-floor heat, a 14x12' overhead door, two washrooms, office space, and a small covered deck. There's ample parking space for RVs, trucks, or trailers up near the shop. There's also a 40x40' detached cold storage shop with one overhead door and an enclosed seacan for

additional storage needs. With plenty of room for your personal, family, or business needs, this property offers the perfect location for anyone seeking a peaceful retreat close to all the amenities of town. Whether you're looking for space for hobbies, a home-based business, or room to grow, this property has it all!