

**53021A 37-2 Township Road
Rural Clearwater County, Alberta****MLS # A2209563****\$1,999,900**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,997 sq.ft.
Zoning:	RF

Heating: In Floor, Natural Gas**Floors:** -**Roof:** Metal**Exterior:** -**Water:** -**Sewer:** -**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** -**Inclusions:** Lodge furnishings, Banquet hall furnishings, Loft apartment furnishings, appliances, kitchenware.

Endless possibilities here! Country living, Rivers edge and potential income business. This lodge is well known as a retreat centre and event centre. This has been a lucrative business with bookings booked over a year in advance. An incredible picturesque landscape is what you will find as you turn into the driveway of this majestic property. Nestled on over 30 acres of pristine natural beauty, this property offers a tranquil escape from the hustle and bustle of everyday life. Boasting stunning views of the picturesque valley, one can immerse themselves in the serenity of their surroundings. Explore the enchanting trails that wonder through the lush trees, providing a perfect opportunity for peaceful walks, wildlife sightings and camping. This property consists of several buildings that include: a private 5 bedroom home, 8 bedroom lodge, loft apartment, Hall/Recreation Centre and 2 large cold storage buildings. The private home's space includes 5 bedrooms, 2 baths, office area, gas fireplace in living room, kitchen with pantry and deck off of the back. Then there is the lodge, this beautiful building offers 8 bedrooms, 7 bathrooms, kitchen, dining and sitting areas that will accommodate several guests. Off of the lodge dining area enjoy a glass of wine on the deck while enjoying the views of the North Raven River or go to patio area and enjoy the stars from the hot tub and patio area. Across the yard is the hall. The hall has over 4000 square feet offering a great venue/retreat space with kitchen facilities and several bathrooms. There is also a workshop space with wet sink and loft apartment above. The loft apartment has a kitchen, living room, large bathroom, large bedroom and den area. there is also a large deck off of the loft apartment offering a great hangout space with great views. The property features extensive flowers that add bursts of color creating a delightful oasis for nature

lovers. For outdoor enthusiasts, fishing in the river on the property offers a relaxing pastime and a chance to connect with the great outdoors. All 3 main buildings have in floor heating, each building having their own boilers. The property has been very well maintained and is move in ready. There are several other outbuildings on the property. There is no basement under the lodge and a crawl space under the home. The property runs on 1 well, 2 septic systems- 1 being for the lodge and home , the other for the hall. Hall had blown in insulation done to R40 in 2011, the lodge roof was insulated and redone in 2015, windows have all been replaced over the last 2 years. Many furnishings will stay with the property offering someone a turnkey operation should they choose to continue using the property as it's current use. GST may be applicable.