

**362059 Range Road 6-5
Rural Clearwater County, Alberta**

MLS # A2212445



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,839 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	4.62 Acres		
Lot Feat:	Dog Run Fenced In, Environmental Reserve, Gentle Sloping, Low Maintenance		

Heating: Boiler, In Floor, Natural Gas, Wood Stove

Water: Well

Floors: Concrete

Sewer: Septic Field, Septic Tank

Roof: Metal

Condo Fee: -

Basement: None

LLD: 17-36-6-W5

Exterior: Wood Frame

Zoning: CRA

Foundation: Slab

Utilities: -

Features: Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows

Inclusions: 2 woodburning stoves, 2 sets of Murphy bookshelves

4.62 acres just 1/2 mile off pavement on an no exit road. Property is well treed and private. Excellent landscaping has enabled the owner to have a burst of beauty with a lot of perennials in a very natural setting! There is an screened in deck and dog run on the west side of the home. Crushed shale paths lead to a secluded chicken coop and mowed trails through the forest on the east side of the property. The one & half story home has vaulted ceilings, high energy efficient boiler in floor heat in the home and attached double car garage/studio. The walls are two 2x6 staggered walls for energy efficiency & quietness & triple pane windows. Custom built kitchen island with power and eating area. One bedroom on the main and one bedroom in the loft. The primary bedroom has walk-in closet, 6 pce. ensuite with a cast iron clawfoot tub and separate shower and double sinks. Laundry has its own closet in the master. Gas cook stove, and pantry finish off a great working kitchen. Wood burning stove in the living room and in the garage/studio as well. The loft features a TV/sitting area, one bedroom and 2 murphy bookshelves....which hide additional storage areas. Additional 3 pce. bath on the main. The attached garage/studio has the mechanical room . The garage is fully drywalled, extra high ceilings provide for a large mezzanine area for storage or additional living space. Utility room is in the garage as well. Access to the garage/studio is through the home plus a 16 ft. overhead door as well as a separate man door to the outside. A unique feature of the garage/studio is a professionally designed sound booth which if not needed for someone working from home, may be removed. All in all, this is a very private low maintenance property and there is room to grow!!