

731039 RR 60
Clairmont, Alberta

MLS # A1205777

\$3,400,000



Division:	N/A		
Type:	Residential/House		
Style:	Acreage with Residence, 2 Storey		
Size:	4,358 sq.ft.	Age:	2007 (15 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Converted Garage, Covered, Driveway, G		
Lot Size:	64.47 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pon		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Other
Roof:	Other	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	7-73-5-W6
Exterior:	Mixed, Post & Beam, Stone, Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	All Out Buildings, Main Shop Radiant Heaters, Main Shop Crane, Hotsy Pressure Pump		

Awe Inspiring! The Epitome of Elite Style! With MANY Potential Opportunities from Family Homestead, Cattle/Horse Ranch to Retreat and Business Rentals this property is an Absolute MUST SEE! Landscaping and paved roads lead you to the timber framed Main House with 7640 sq ft of living space. Natural light galore, fine hardwood, timber vaulted ceilings welcome you! The living room is tranquil with views of the horizon and a stone fireplace that rises floor to ceiling with custom masonry. An open concept floor plan introduces you to a dream kitchen and dining area with walk out access to the wrap around deck. The classic kitchen boasts gorgeous custom appliances, plenty of detailed cabinetry, counter space, an oversized bar, walk-in pantry and stand-up freezer! A main floor bedroom has a private en-suite, loft, and access to the deck area. Upstairs a Massive Master Suite is designed as a true relaxing oasis! A full en-suite with a jet soaker tub, double walk-in closets, natural light throughout with a stunning view of the property, and an Library/Study/Rec area over looking the main floor. Downstairs you will be delighted by the lower level/walkout basement. 3 enormous bedrooms, family room & games area with pool table, business room/office, and access to the lower level 6 car garage! Highly efficient 4 zone in-floor heating, 2 fireplaces, furnace heat from 3 units, and 3 A/C units one for each level. You will feel serenity all around you. The lawns and gardens are maintained by an extensive irrigation system that serves 15 sub-areas including the flowers at the front. This package also includes a MASSIVE 50 X 100 finished, heated shop with its own full bath, shower, storage unit, mezzanine, and designated parking. The shop has radiant heat, Hotsy pressure system, 220v wiring, floor drains, and four 14-foot power doors. The main shop is subdivided into two, offering extra electrical

access points and shelving space. One side partitioned off and secured with 16ft high power doors, designed as maintenance bays. A second huge shop is 160x54 with a 50ft enclosed bay, all of it FULLY FRAMED and ready for your bigger trailers and equipment! A 6-stall barn with hay loft is finished with auto water feeders, storage, and set up to keep livestock. Storage sheds and out buildings all around include the original double garage with all utilities for a 2nd home, extra storage or potential additional residence. The property has two wells outside, 5 tank septic system, septic whitewater system, is fully fenced, cross fenced, and marked out for grazing and penning. This property offers a multitude of endless opportunities and is ready for it's new owner to enchant! With intricate details and divine pride of ownership it is hands down a MUST SEE! Whether you are looking for a high style family home, a potential great business investment or a small start up farm ,the details of this property are more then words can describe!