

**364044A Range Road 6-0**  
**Rural Clearwater County, Alberta**

**MLS # A2211073**



**\$795,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                         |               |                   |
| <b>Size:</b>     | 1,921 sq.ft.                                                             | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 6                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Detached, Garage Faces Side, Heated Ga |               |                   |
| <b>Lot Size:</b> | 6.99 Acres                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn                                              |               |                   |

|                    |                                                                              |                   |               |
|--------------------|------------------------------------------------------------------------------|-------------------|---------------|
| <b>Heating:</b>    | Forced Air                                                                   | <b>Water:</b>     | Private, Well |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Tile                                             | <b>Sewer:</b>     | Lagoon        |
| <b>Roof:</b>       | Asphalt Shingle                                                              | <b>Condo Fee:</b> | -             |
| <b>Basement:</b>   | Finished, Full                                                               | <b>LLD:</b>       | 25-36-6-W5    |
| <b>Exterior:</b>   | Cedar, Wood Frame                                                            | <b>Zoning:</b>    | CRA           |
| <b>Foundation:</b> | Poured Concrete                                                              | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Beamed Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage |                   |               |

**Inclusions:** shelving in storage rooms, hot tub

Tucked away at the end of a quiet dead-end road, this private acreage is just 2km off pavement and offers the perfect blend of comfort, space, and functionality. The home welcomes you with an open-concept layout and unique two-storey vaulted ceilings flowing into a spacious rec room and atrium below. The large kitchen is a chef's dream—featuring a central island, lots of cabinets and countertops, pantry, and adjoining dining space, with a cozy den just steps away for relaxing after meals. From the kitchen you can step outside to the concrete patio with a gazebo and hot tub—ideal for entertaining or unwinding. The main floor also includes a roomy primary bedroom with walk-in closet and access to a 4-piece bathroom with jetted tub, two additional bedrooms, a convenient office, and well-appointed laundry/mudroom with 2-piece bath. Downstairs, enjoy a fully finished basement with a large rec room complete with a wood burning stone faced fireplace, theatre room, and 3 more bedrooms—including two with walk-in closets and a Jack & Jill bath, plus the third with its own ensuite. Need storage or workspace? This property delivers: 24x43' heated attached garage, room for the man cave plus your vehicles! 38x24' heated detached garage with 2 overhead doors (could be 3) and an attached 15x45' RV bay. 48x32' heated quonset/shop with mezzanine, 220 power, and 12' overhead door. The 6.99 acres offers a beautifully landscaped yard with mature trees, room for a big garden and a few animals. Here's a rare opportunity for those seeking privacy, space, a unique home and serious shop/garage options!