# \$795,000 - 364044a Range Road 6-0, Rural Clearwater County

MLS® #A2211073

#### \$795,000

6 Bedroom, 4.00 Bathroom, 1,921 sqft Residential on 6.99 Acres

NONE, Rural Clearwater County, Alberta

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 dreamâ€"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 tubâ€"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 bedroomsâ€"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!

Built in 1977

#### **Essential Information**

MLS® # A2211073 Price \$795,000

Bedrooms 6
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,921 Acres 6.99 Year Built 1977

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

## **Community Information**

Address 364044a Range Road 6-0

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T0M 0M0

#### **Amenities**

Parking Additional Parking, Double Garage Detached, Garage Faces Side,

Heated Garage, Oversized, Quad or More Attached, RV Access/Parking,

RV Garage, Workshop in Garage

# of Garages 6

#### Interior

Interior Features Beamed Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry,

Storage

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Recreation Room, Wood Burning

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Cedar, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 14th, 2025

Days on Market 199
Zoning CRA

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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