

# \$849,900 - 394073 Range Road 44, Rural Clearwater County

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MLS® #A2255410

**\$849,900**

3 Bedroom, 4.00 Bathroom, 2,004 sqft  
Residential on 22.50 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your Cowboy's Dream Family Acreage Living experience on 22.50 acres just 5 minutes from Leslieville & Condor, & only 20 minutes to Rocky Mountain House for all of the essential amenities. This beautifully crafted 2-storey home offers over 2,889 sq. ft. of finished living space, combining open-concept design with warm, welcoming touches. Step inside to a spacious open floor plan featuring a bright kitchen with a large island—perfect for prep, storage, & seating. A true baker's dream, the kitchen is complete with stainless steel appliances, including a gas stove. The living room invites you to relax with a wood stove for cozy winter nights & plenty of space for all your furniture. Sunlight pours through large windows, accenting the 9' ceilings throughout. Upstairs is where your large primary suite is a private retreat with a luxurious 5-piece ensuite, oversized walk-in shower, & a large walk-in closet. You'll find an additional bedroom plus an office & 4 piece bath on the second floor, while the fully developed basement adds an additional bedroom, a family room with wet bar & storage cabinets, a full 4 piece bathroom, a cold room, & a storage room tucked neatly under the stairs. Outdoors is where this property truly shines. A newly constructed riding arena offers space to work with your large four-legged companions, while 15 acres of hay land or pasture, a water hydrant, & auto waterer make



livestock care simple. A greenhouse provides fresh vegetables & flowers, while a 34'™ dugout with dock, deck, AND zipline becomes your family's summer playground. The 50x29 detached garage/workshop/tack room is fully equipped with its own commercial boiler, metal roof, R40 insulation, & wiring. A 15x38 lean-to of the garage/shop provides additional cold storage. Enjoy peaceful prairie sunrises & 360-degree views of surrounding farmland, forest, and rolling hills. This is acreage living at its finest"set up for stock of your choice & designed for comfort, function, & fun. This is sure to check all of the boxes & be YOUR FAMILY'S FOREVER HOME. "Home Is Where Your Story Begins" and Your Story Begins RIGHT HERE!

Built in 2012

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2255410                         |
| Price          | \$849,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,004                            |
| Acres          | 22.50                            |
| Year Built     | 2012                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 394073 Range Road 44    |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0M 1H0 |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 10                                       |
| Parking        | Quad or More Detached, RV Access/Parking |
| # of Garages   | 4                                        |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer                    |
| Heating           | In Floor, Forced Air, Natural Gas, Wood Stove                                                |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Wood Burning Stove                                                                           |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Dog Run, Private Yard                     |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Pasture |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 49                  |
| Zoning         | AG                  |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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