

**362072 Range Road 7-1**  
**Rural Clearwater County, Alberta**

**MLS # A2218969**



**\$559,000**

<b>Division:</b>	Macklen Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,359 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached, Single Garage Detached		
<b>Lot Size:</b>	3.59 Acres		
<b>Lot Feat:</b>	Irregular Lot, Low Maintenance Landscape, Many Trees, Private		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	14-36-7-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellite
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	wood stove, blinds, dryer-as is, some furniture is included/neg.		

West of Caroline sits an acreage in a private setting surrounded in trees near all the recreational activities that the west country offers; fishing, hunting, quadding, camping in your own back yard. This can very well be your home or maybe a get-away place from the city. The home was built in 2000 to complement the setting with its dark hardy board siding and metal roof. The bungalow home has 5 bedrooms and 3 baths and has a completely finished basement. The back of the home features a beautiful 3 season sunroom to sit and enjoy the serenity. The main floor is an open floor plan with a good sized living room with a wood stove and open to the kitchen and dining area. The primary bedroom opens out to the front deck for your morning coffee and has a full ensuite and walk-in closet. There are 2 smaller bedrooms on the main floor with a 3-pce main bath and laundry room. Attached is a single attached garage which is insulated with a concrete floor. The basement is ideal for gathering perhaps a pool table or other games room & entertainment center may be the place at the end of the day. Two large bedrooms are downstairs and another washroom and utility room with lots of storage space. Outside is over 3.5 acres of low maintenance land with a fire pit, wood shed and another single garage or storage shed, unfinished. The septic tank is near the front of property and the field runs to the north and the drilled well is at the back of the property. Home is move-in ready and some furnishings can stay with the property. This property is Ideal for an easy set-up.