

# \$1,199,999 - 375044 Rr 64, Rural Clearwater County

MLS® #A2255731

**\$1,199,999**

4 Bedroom, 3.00 Bathroom, 1,411 sqft

Residential on 3.58 Acres

NONE, Rural Clearwater County, Alberta

There won't be a moment that you won't say "wow" to this award winning acreage when you drive into this sensational property located on pavement at the end of a dead end road close to Rocky Mountain House and Caroline. Nestled within the trees, this beautiful log bungalow has "Welcome": written all over it. From the exceptional landscaping, to the outdoor amenities to the one in a million view of the Clearwater River, this hand crafted log home has been exceptionally built and maintained. The wrap around deck and covered porch leads you into the main living space with a central kitchen area complete with corner pantry and an eating bar for your family to gather for those special events. The living room with woodstove invites you to cozy up for the evening and the convenience of your primary bedroom on main floor shares a luxurious ensuite with a claw tub and heated floors. The sunroom/reading room is located directly off the primary bedroom. The downstairs walkout houses 3 bedrooms a large family room with wet bar and both storage and a cold room. Not enough can be said about the parking as there is a heated double attached garage along with a 16 x 48 motorhome garage, and a combination of shop areas which are 8x24,12x32,14x32,24x32 and 32x32 and 8x14. There is a hayshed, gazebo, fruit trees, grassed pastureland and access to the river. Animal friendly property that has been fenced complete with water bowl. This is one of those properties that needs to be seen



to truly be appreciated.

Built in 1994

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2255731                         |
| Price          | \$1,199,999                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,411                            |
| Acres          | 3.58                             |
| Year Built     | 1994                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 375044 Rr 64            |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T2A3                  |

### Amenities

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Double Garage Attached, Parking Pad, RV Garage |
| # of Garages | 7                                              |
| Waterfront   | River Access, River Front                      |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Bar, Natural Woodwork |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings                               |
| Heating           | In Floor, Forced Air, Natural Gas, Wood, Wood Stove                                                                                               |

|                 |                    |
|-----------------|--------------------|
| Cooling         | None               |
| Fireplace       | Yes                |
| # of Fireplaces | 1                  |
| Fireplaces      | Wood Burning Stove |
| Has Basement    | Yes                |
| Basement        | Finished, Full     |

## Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                                                           |
| Lot Description   | Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Pasture, Paved, Private, Gazebo |
| Roof              | Asphalt Shingle                                                                                                                    |
| Construction      | Log                                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 55                  |
| Zoning         | CRA                 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

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