# \$1,396,750 - #1 Little Rock Close, Rural Clearwater County

MLS® #A2265283

\$1,396,750

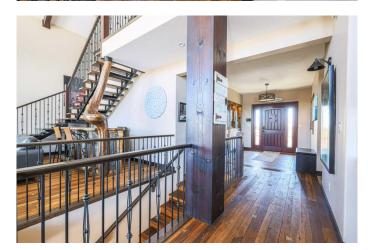
5 Bedroom, 5.00 Bathroom, 4,969 sqft Residential on 2.39 Acres

NONE, Rural Clearwater County, Alberta

This custom built home offers acreage living at its finest. The moment you enter you'll see many unique features from the open floor plan, wooden beams and a floor to ceiling rustic stone fireplace that makes you feel warm, cozy and glad to be home. Natural light pours in from floor to ceiling windows where you can enjoy the sunsets in your living room or downstairs in the extra large hot tub. There's a self contained one bedroom legal suite with all appliances including washer and dryer and separate entry in the walk out basement. Quality abounds throughout this stylish home featuring leather granite counter tops, reclaimed hardwood and ceramic tiled flooring, interior walls insulated for sound barrier. in-floor heating, custom designed bar with wood detailing, Fir Timber Frame design and so much more. This home really needs to be seen to truly appreciate the craftsmanship throughout. The large workshop (46 x 54ft) has in-floor heating, a mezzanine for additional storage, 14' doors and a full 3 piece bath that includes a washer/dryer. This professionally landscaped property with a quiet parklike setting and beautiful view of the mountains has something to offer every family.







Built in 2016

#### **Essential Information**

MLS® # A2265283 Price \$1,396,750

Bedrooms 5
Bathrooms 5.00
Full Baths 4
Half Baths 1

Square Footage 4,969
Acres 2.39
Year Built 2016

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

## **Community Information**

Address #1 Little Rock Close

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T4T 1A1

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 4

Parking Additional Parking, Double Garage Attached, Driveway, Front Drive,

Garage Door Opener, Heated Garage, Insulated, 220 Volt Wiring

# of Garages 2

#### Interior

Interior Features Bar, Central Vacuum, Kitchen Island, Natural Woodwork, Open

Floorplan, Pantry, Storage, Walk-In Closet(s), Recreation Facilities

Appliances Freezer, Tankless Water Heater, Water Softener, Window Coverings,

Water Purifier

Heating Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Stone, Wood Burning, Blower Fan, Fire Pit, Glass Doors

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Fire Pit, Storage, Basketball Court, Kennel

Lot Description Back Yard, Cul-De-Sac, Dog Run Fenced In, Irregular Lot, Landscaped,

Private, See Remarks, Treed, Views, Paved, Sloped

Roof Asphalt Shingle

Construction Composite Siding, Mixed, Wood Frame, Cedar

Foundation Poured Concrete

### **Additional Information**

Date Listed October 20th, 2025

Days on Market 11

Zoning Country Residential

## **Listing Details**

Listing Office Century 21 Westcountry Realty Ltd.

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