

\$1,899,000 - 344068 Range Road 4-5, Rural Clearwater County

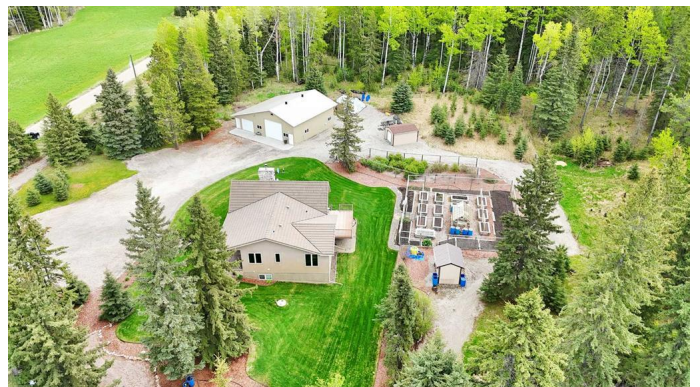
MLS® #A2222999

\$1,899,000

3 Bedroom, 3.00 Bathroom, 1,407 sqft
Residential on 146.53 Acres

NONE, Rural Clearwater County, Alberta

PRIVATE SECLUSION—EXECUTIVE PROPERTY consisting of 146.5 acres. The property offers a picturesque landscape, featuring gently rolling hay fields and meadows interspersed with rugged stands of mature forest, creating an exceptionally balanced piece of land. Numerous nature trails traverse the property. A sand pit is situated in the northwest corner, ideal for those with visionary future development plans. Approximately 5- 6 miles east is the Red Deer River, presenting excellent opportunities for fishing, hiking, and recreational activities. The custom-designed home is stunning! Built by Brian Evans and LUXURIOUSLY crafted. Huge windows and vaulted solid fir-beamed ceilings add a dramatic touch, beautifully showcasing the remarkable River Stone Napoleon Fireplace and unique Burl mantle. The natural River Stone is echoed in the expansive kitchen island. Made-to-order from Legacy Kitchens, all cabinetry matches and complements the soft-toned wall colour and contrasting vinyl plank flooring. The granite countertops have a unique “leather” textured finish. Open and spacious, the kitchen features high-end appliances, including a dual-fuel gas stove, complete with a walk-in pantry, shelving finished to match the cabinets. A large “farmhouse style” kitchen sink is built into the island for convenience, and a prep sink is positioned in the long counter for



effortless cleanups. The sunny main floor laundry has a built-in desk/countertop /storage cabinet, which is opposite the hard-working LG machines. Tucked away from the busier living areas is the primary bedroom and attached 4-piece ensuite. It is a very private, comfortable sanctuary. The downstairs opens into a spacious L-shaped family room, an inviting space, perfect for creating a cozy movie area or for accommodating a pool table. The abundant light streaming through large windows fosters a warm and welcoming atmosphere, making it an ideal spot for relaxation and entertainment. In keeping with the burl accents found upstairs, there is a one-of-a-kind burl-framed banker's safe. A full bath is situated between two generously sized bedrooms, each featuring oversized closets/storage. The property includes two wells: one providing soft water for the home and another supplying hard water for watering. The fenced garden features raised beds, ground beds, and a greenhouse, all kept meticulously! The small orchard grows Haskaps, Apples, and Cherries. Matching the exterior of the house is a River Stone built-in "roastisserie" at the fire pit. The home has a magnificent River stone and stucco exterior with a concrete tile roof. The custom shop measures 30x40 is metal-clad inside and outside, with an added 16x40 attached garage/storage. The main shop includes overhead radiant heat, hot/cold running water, a 15x11 butcher shop, and a 7x9 walk-in cooler. Moose, deer and elk are plentiful! No expense has been spared in this exceptional property. To ensure unparalleled privacy and safety, an underground alarm system is installed.

Built in 2012

Essential Information

MLS® #	A2222999
Price	\$1,899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,407
Acres	146.53
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	344068 Range Road 4-5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	4
Parking	Additional Parking, Oversized, Parking Pad, See Remarks, RV Access/Parking

Interior

Interior Features	Beamed Ceilings, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dryer, Garburator, Microwave, Refrigerator, Washer, Gas Stove
Heating	Boiler, Fan Coil, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Mantle, Raised Hearth, Stone
Has Basement	Yes

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	Garden, Private Yard, Storage, Built-in Barbecue, Fire Pit
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Treed, Fruit Trees/Shrub(s), Garden, Meadow
Roof	Concrete, Tile
Construction	Stone, Stucco, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	14
Zoning	A

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.