

\$999,999 - 62067 Township Rd 380, Rural Clearwater County

MLS® #A2241420

\$999,999

3 Bedroom, 3.00 Bathroom, 2,560 sqft
Residential on 6.83 Acres

NONE, Rural Clearwater County, Alberta

Tucked privately on a quiet No Exit road, you will relax in solitude on this beautifully landscaped & manicured 7-acre executive Estate. Featuring a unique, custom 2,560 sq ft 2015 - 3 Bdrm, a Den/Yoga Rm/Nursury (could easily be 4th Bdrm) with 3 Bthrms - this unique Walk-Out Bungalow, blends luxury, efficiency, & functionality. The Walk-out Basement,Â shared with a 3-Bay/4-door Garage,Â boasts 9.5â€™™ ceilings,Â 2 radiant heaters, acid-etched concrete, Utility Rm, a Lounge area, 2-pc Bthrm, and hidden wood chimneyâ€™” ready for a future Wood Stove.Â TheÂ Foyer & stairs, were built with your long term living in mind, for a lift/elevator.Â The 220â€™™ Water Well producing an amazing 15 gpm, provides beautiful soft water, with no treatment reqâ€™™d. TheÂ Lennox HVAC has programmable controls.Â Up the Stairs, on the Main floor, you will enjoy a Vaulted ceiling w Open floor plan, Granite kitchen counters w Slate backsplash, Butcher block island, soft-close Cabinets, induction/convection range w/ warming drawer. The BathrmsÂ enjoy Quartz counter-tops w/ comfort-height toilets, In-floor heat & custom storage. The Great Room features a striking Black Slate stone, 3 dimensional 40â€™” gas Fireplace w/ ceramic glass enjoying true radiant heat, running w/o power. The Living Rm brags insulated sound proofing walls.



Each spacious bdrm has Walk-in Closets w/ built-in shelving. Step out of the Triple-pane patio door new in 2023, onto a full-length upper Deck that justÂ receivedÂ new Flexstone coating in 2025,Â withÂ Glass railing, providingÂ an unobstructed view & convenientÂ Nat Gas BBQ hook-up.Â Â A 6â€™™ glass Wind wallÂ with screens,Â on the West end,Â around HotÂ tub area, wasÂ justÂ installed in 2025 adding to your comfort. The upper Covered Deck area has engineered Joists to support the HOT TUB. You will also love the concrete, south-facing Walk-out level Deck, providing a full lengthÂ covered patio to enjoy the outside,Â even inÂ rainy or snowy weather, with NG BBQ hookup.Â Â Exterior built to last: Royal Select R20 siding (flame/hail resistant), new shingles (2023), 5â€™• custom eaves, circulating HW on demand, Hot/Cold outdoor taps, recessed exterior Lighting, also with SoffittÂ outlets & Timer. Massive 40x60 cold storage shed w/ 14'5â€™™ clearance & 3 x 20â€™™ sliders, electrical complete with a hard wired Back up Generator w Transfer switch to power the property!Â The stunningly Landscaped yard, well designed for drainage, w/ Â¾â€™• crushed rock, 14 yds of River rock, 2ft set-back perimeter fencing (80% page wire) &Â custom metal brackets for the classic rail fencing defining the Drive-way. Bonus features: 50â€™™x75â€™™ Bird pen w/ divided coop, slab wind fence, over 100 spruce, 60 lilacs, 30 raspberry bushes in the garden area. Guests will enjoy the graveled RV pad with power, sewer & dump station. This high-quality, well-built luxury home is ready for comfort, guests & country living at its finest.

Built in 2015

Essential Information

MLS® #

A2241420

Price	\$999,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,560
Acres	6.83
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Villa
Status	Active

Community Information

Address	62067 Township Rd 380
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Paid For, Water Connected, Electricity Paid For, Natural Gas Paid, Phone At Lot Line, Phone Not Paid For, Satellite Internet Available
Parking	Quad or More Detached, RV Access/Parking, 220 Volt Wiring, Quad or More Attached
# of Garages	4

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Induction Cooktop, Microwave Hood Fan, Refrigerator, Convection Oven
Heating	Central, Fireplace(s), Forced Air, Natural Gas, Radiant, Combination
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Raised Hearth, Glass Doors, Masonry
Has Basement	Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Garden, Private Yard, RV Hookup
Lot Description Back Yard, Front Yard, Landscaped, Lawn, Private, Secluded, Cleared,
 Corners Marked, Open Lot
Roof Asphalt Shingle
Construction Composite Siding, Concrete
Foundation Wood

Additional Information

Date Listed July 18th, 2025
Days on Market 9
Zoning CRA

Listing Details

Listing Office Coldwell Banker OnTrack Realty

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