

**352024 Range Road 5-3 Range**  
**Rural Clearwater County, Alberta**
**MLS # A2218821**

**\$849,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,334 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	6.00 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Garden, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	16-35-5-W5
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Other, Poured Concrete, See Remarks	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellite
<b>Features:</b>	Breakfast Bar, Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** Hot Tub, Built in counters in both the Garage and the Studio, Bar in Garage

This storybook property feels like it's been lifted straight from the pages of Better Homes and Gardens. Surrounded by whispering woods and natural beauty, this 6-acre haven offers serenity, charm, and space to breathe. The 1.5-storey, nearly 1400 sq ft home has been lovingly renovated from top to bottom, seamlessly blending rustic warmth with modern elegance. Inside, you'll find 3 bedrooms, bathed in soft natural light. The open-concept main floor features a stunning quartz kitchen, vinyl plank flooring throughout, and a welcoming wood-burning fireplace—perfect for quiet winter evenings. The main floor 3-piece bathroom offers a retreat like feel with beautiful finishes and an elite walk-in shower. Upstairs, the picturesque loft bedroom includes a charming 4-piece bath, double vanity, luxurious soaker tub and opens onto a generous rooftop patio with sweeping views over the treetops—a perfect perch for morning coffee or stargazing. The lower level has been upgraded with spray-foam insulation, fresh paint, a UV water filtration system, and laundry area, adding both comfort and peace of mind. Outside, the property continues to impress. A massive 3-car heated garage/shop (nearly 1200 sq ft) with vaulted 16 ft ceilings and bar is ready for your man cave, projects, and even a lift or two. The 800+ sq ft, heated studio is wired for sound and brimming with potential. The west-facing timber-frame deck invites you to slow down and soak in the peaceful sunsets. You'll also find an outdoor riding arena with powered grandstand, a dog run, two gravel firepit areas, fully fenced perimeter with page wire, and separate paddocks ready for your horses or small animal dreams. Located less than 10 minutes from the James River Store, 15 minutes to both Sundre and Caroline, under an hour to Red Deer, and only 1.5 hours to Calgary. The school bus

picks up at the end of the laneway, further offering both convenience and serenity on this enchanting property. Come experience the magic of this one-of-a-kind property—its more than a home, it's a lifestyle.