

# \$795,000 - 364044a Range Road 6-0, Rural Clearwater County

MLS® #A2211073

**\$795,000**

6 Bedroom, 4.00 Bathroom, 1,921 sqft  
Residential on 6.99 Acres

NONE, Rural Clearwater County, Alberta

Tucked away at the end of a quiet dead-end road, this private acreage is just 2km off pavement and offers the perfect blend of comfort, space, and functionality. The home welcomes you with an open-concept layout and unique two-storey vaulted ceilings flowing into a spacious rec room and atrium below. The large kitchen is a chef's dream featuring a central island, lots of cabinets and countertops, pantry, and adjoining dining space, with a cozy den just steps away for relaxing after meals. From the kitchen you can step outside to the concrete patio with a gazebo and hot tub—ideal for entertaining or unwinding. The main floor also includes a roomy primary bedroom with walk-in closet and access to a 4-piece bathroom with jetted tub, two additional bedrooms, a convenient office, and well-appointed laundry/mudroom with 2-piece bath. Downstairs, enjoy a fully finished basement with a large rec room complete with a wood burning stone faced fireplace, theatre room, and 3 more bedrooms—including two with walk-in closets and a Jack & Jill bath, plus the third with its own ensuite. Need storage or workspace? This property delivers: 24x43' heated attached garage, room for the man cave plus your vehicles! 38x24' heated detached garage with 2 overhead doors (could be 3) and an attached 15x45' RV bay. 48x32' heated quonset/shop with



mezzanine, 220 power, and 12â€™™ overhead door. The 6.99 acres offers a beautifully landscaped yard with mature trees, room for a big garden and a few animals. Here's a rare opportunity for those seeking privacy, space, a unique home and serious shop/garage options!

Built in 1977

### Essential Information

MLS® #	A2211073
Price	\$795,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,921
Acres	6.99
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	364044a Range Road 6-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### Amenities

Parking	Additional Parking, Double Garage Detached, Heated Garage, Oversized, RV Access/Parking, Workshop in Garage, Garage Faces Side, Quad or More Attached, RV Garage
# of Garages	6

### Interior

Interior Features	Beamed Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	4
Zoning	CRA

## Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.