

# \$849,999 - 352024 Range Road 5-3 Range, Rural Clearwater County

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MLS® #A2218821

**\$849,999**

3 Bedroom, 2.00 Bathroom, 1,334 sqft  
Residential on 6.00 Acres

NONE, Rural Clearwater County, Alberta

This storybook property feels like itâ€™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, youâ€™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 fireplaceâ€”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 treetopsâ€”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—it's more than a home, it's a lifestyle.

Built in 1940

### Essential Information

MLS® #	A2218821
Price	\$849,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,334
Acres	6.00
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	352024 Range Road 5-3 Range
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County

Province	Alberta
Postal Code	T0M 1C0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partial

### Exterior

Exterior Features	Dog Run, Fire Pit, Private Yard
Lot Description	Dog Run Fenced In, Garden, Landscaped, Many Trees
Roof	Metal
Construction	Wood Siding
Foundation	Other, Poured Concrete, See Remarks

### Additional Information

Date Listed	May 8th, 2025
Days on Market	7
Zoning	CRA

### Listing Details

Listing Office	eXp Realty
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