

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

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

**Interior**

Interior Features	Jettied Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Beamed Ceilings
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Recreation Room, Wood Burning
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	109
Zoning	CRA

## Listing Details

Listing Office	RE/MAX real estate central alberta
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