

# \$839,000 - 75077 Township Road 39-0, Rural Clearwater County

---

MLS® #A2113884

**\$839,000**

4 Bedroom, 3.00 Bathroom, 1,720 sqft  
Residential on 21.00 Acres

NONE, Rural Clearwater County, Alberta

Acreages like this don't come up very often! Private and treed 21 acres located just west of Rocky Mtn. House with a custom built walk out bungalow offered for sale by the original owner. This home was built by reputable local contractor Peter Belder with lots of unique features and great square footage - 1720 sq ft on the main floor and 1605 in the basement. There's a large country kitchen, spacious master suite with a four piece bathroom, dressing area and walk in closet, sunken living room with a large rock surround fire place and a conveniently located main floor laundry room beside the garage entrance. Several doors lead to the back tiered deck and the basement family room has garden doors that open to the sloped back yard as well. You'll also find a rec room with a roughed in bar and three large bedrooms plus a full bathroom in the lower level. Outside you can enjoy the natural landscaping and if you'd like to have animals there's a small barn, stock waterer, several corrals and pastures as well as an outdoor riding arena (has not been used for several years). With pavement right to your driveway yet only minutes from Cow Lake and Rocky this property has a great west country location.

Built in 1990

## Essential Information



MLS® #	A2113884
Price	\$839,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	21.00
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	75077 Township Road 39-0
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

### **Additional Information**

Date Listed	March 11th, 2024
Days on Market	367
Zoning	Agricultural

### **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.