

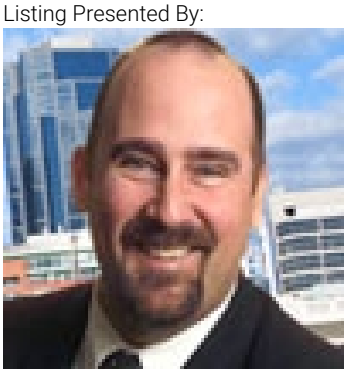
362002 Range Road 6-2 Rural Clearwater County Alberta

$1,800,000

67.2 ACRES OF PRIVATE PARADISE! Discover an extraordinary lifestyle opportunity at the end of RR 6-2, behind a gated entrance, where privacy, recreation, and remarkable versatility come together. This impressive property features a stunning walkout log bungalow with over 3,300 sq. ft. of living space, additional accommodations above the triple garage, an expansive 40' x 80' shop, and the incredible bonus of the Raven River winding through the north side of the property, renowned for its world-class brown trout fishing.The main home welcomes you with magnificent log beams, soaring vaulted ceilings, hardwood floors, and a dramatic floor to ceiling slate, double sided fireplace. The chef inspired kitchen and four generously sized bedrooms create an inviting retreat for family and friends. Downstairs, the walkout basement offers two additional bedrooms, a den, a spacious games and recreation area, a wood-burning fireplace, a sauna, and in-floor heating. A state-of-the-art boiler system was installed in 2019.The possibilities continue above the triple garage, where 1,288 sq. ft. of additional living space includes a full kitchen, family room, full bathroom, loft bedroom, and den. With in floor heating in the garage, a newer furnace, and laundry facilities, this separate space offers excellent flexibility for guests, extended family, a home based business, or other permitted uses. The property was previously approved for a bed and breakfast accommodating up to 10 guests; a new owner would need to reapply.The impressive shop offers a heated 975 sq. ft. mechanics bay, a 1,445 sq. ft. compacted gravel-floor equipment storage bay, and an additional 969 sq. ft. tool storage and woodworking bay. Outside, a fully serviced RV campsite or a permanent mobile home site, a charming cabin with a wood-burning stove, and a fully equipped outdoor living area beneath a beautiful pergola ...

4pc Bathroom 7.08 Ft x 8.33 Ft
Bedroom 10.42 Ft x 15.75 Ft
Bedroom 8.58 Ft x 15.58 Ft
Other 7.67 Ft x 13.58 Ft
Office 9.92 Ft x 8.08 Ft
Recreational, Games room 19.83 Ft x 38.42 Ft
Storage 11.17 Ft x 9.42 Ft
Storage 3.67 Ft x 13.00 Ft
Kitchen 13.67 Ft x 13.83 Ft
Dining room 8.08 Ft x 22.83 Ft
Living room 15.83 Ft x 23.17 Ft
Laundry room 11.08 Ft x 10.25 Ft
Primary Bedroom 16.58 Ft x 14.83 Ft
Bedroom 12.58 Ft x 15.00 Ft
5pc Bathroom 7.25 Ft x 14.83 Ft
2pc Bathroom 6.08 Ft x 4.17 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

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Furnace 7.08 Ft x 6.00 Ft