

# \$580,000 - 405066 63 Range, Rural Clearwater County

---

MLS® #A2212223

**\$580,000**

5 Bedroom, 2.00 Bathroom, 2,037 sqft

Residential on 5.71 Acres

NONE, Rural Clearwater County, Alberta

Step into your own slice of paradise with this picturesque 5 bedroom, 2 -bathroom, 2 story home , perfectly situated on 5.71 acres. Designed for both comfort and countryside charm, this property is ideal for families and equestrian enthusiasts alike. As you approach, you will be welcomed by a beautiful mature tree-lined lane driveway that sets the tone for the peaceful and private lifestyle waiting for you. Inside , the spacious layout offers room for everyone, with five generously sized bedrooms, two bathrooms, and ample living spaces for entertaining or simply relaxing in the hot tub nestled in the enclosed three sided covered deck. For the horse lover this property is thoughtfully set up with everything you need to accommodate your equine companions. From open spaces for grazing, training, to potential stable placements. Whether you are a seasoned equestrian or simply love the rural lifestyle, you will appreciate the thoughtful layout and potential of this stunning acreage Horse shelter 30X40. garden shed 8x12, shed 8X10. New Roof and siding 2022. Well 75 feet deep with 40 gallons per minute with no recovery time.

Built in 1979

## Essential Information

MLS® #                   A2212223

Price                     \$580,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,037
Acres	5.71
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	405066 63 Range
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Ceiling Fan(s), Jetted Tub
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden, Fire Pit
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	65
Zoning	CRA

**Listing Details**

Listing Office	Royal Lepage Tamarack Trail Realty
----------------	------------------------------------

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