



71034 A&B, Township Road 38-1 , Rural Clearwater County, Alberta - \$679,900



Main Photo

Property Description

Nestled in the breathtaking landscapes of the West Country, this charming 10.15-acre hobby farm offers the perfect blend of rustic charm and modern convenience.

At the heart of the property sits a 1974-built home, thoughtfully designed to capture the stunning views that surround it. Inside, you'll find two spacious bedrooms and one bathroom on the main level, and the bright open kitchen offer's comfort and space for the whole family. The main-floor laundry adds a touch of everyday convenience.

The huge living room is a showstopper, featuring built-in cabinets for storage and display, along with a gas corner fireplace—perfect for cozy evenings. Step outside onto the full-length deck, stretching across the back of the house, where you can soak in panoramic views of rolling countryside.

The walk-out basement is another highlight, featuring a huge family room with a wood-burning free-standing stove, making it the perfect spot for gathering on chilly evenings. Additionally, there are two large bedrooms and bathroom, providing extra space for family or guests.

A centerpiece of this property is the huge pond with a picturesque bridge, adding charm and serenity to

the landscape.

Included in this amazing property is a one-bedroom, one-bathroom cottage (952.60 sq ft), offering a cozy and private retreat. This charming space boasts hardwood flooring, pine ceilings, and walls, creating a warm and inviting atmosphere. Each property is fully independent, with its own septic system and well, ensuring convenience and self-sufficiency.

Whether you're dreaming of peaceful rural living, or seeking a place to cultivate your hobbies, this West Country gem is ready to welcome you home.

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