

\$999,999 - 62067 Township Rd 380, Rural Clearwater County

MLS® #A2241420

\$999,999

3 Bedroom, 3.00 Bathroom, 2,560 sqft
Residential on 6.83 Acres

NONE, Rural Clearwater County, Alberta

Tucked on a quiet No Exit road, this beautifully landscaped & manicured 7-acre executive Estate features a unique, custom 2,560 sq ft 2015 - 3 Bdrm, a Den (could be 4th Bdrm), 3 Bthrms - Walk-Out bungalow, blending luxury, efficiency, & functionality. The Walk-out Basement,Â shared with a 3-bay/4-door Garage,Â boasts 9.5â€™™ ceilings,Â 2 radiant heaters, acid-etched concrete, Utility Rm, a Lounge area, 2-pc Bthrm, and hidden wood chimneyâ€™” ready for a future stove.Â TheÂ Foyer & stairs, were built with your long term living in mind, for a lift/elevator.Â The 220â€™™ Water Well provides beautiful soft water, with no treatment reqâ€™™d and theÂ Lennox HVAC has programmable controls.Â Up the Stairs, on the Main floor, you will enjoy a Vaulted open floor plan, Granite kitchen counters w/ Slate backsplash, Butcher block island, soft-close Cabinets, induction/convection range w/ warming drawer. The BathrmsÂ enjoy Quartz counter-tops w/ comfort-height toilets, loving in-floor heat & custom storage. The Great Room features a striking Black Slate stone, 3 dimensional 40â€™• gas Fireplace w/ ceramic glass enjoying true radiant heat, running w/o power. Each spacious bdrm has Walk-in Closets w/ built-in shelving. Step out of the Triple-pane patio door new in 2023, onto a full-length upper Deck that justÂ receivedÂ new Flexstone coating in



2025, with Glass railing, providing an unobstructed view & convenient Nat Gas BBQ hook-up. A 6" glass Wind wall with screens, on the West end, around Hot tub area, was just installed in 2025 adding to your comfort. You will also love the concrete, south-facing Walk-out level Deck, providing a full length covered patio to enjoy the outside, even in rainy or snowy weather! Exterior built to last: Royal Select R20 siding (flame/hail resistant), new shingles (2023), custom eaves, circulating HW on demand, Hot/Cold outdoor taps, recessed exterior Lighting, also with Soffit outlets & Timer. Massive 40x60 cold storage shed w/ 14'5" clearance & 3 x 20" sliders, electrical complete with a Back up Generator. The stunningly Landscaped yard, well designed for drainage, w/ ¾" crushed rock, 14 yds of River rock, 2ft set-back perimeter fencing (80% page wire) & custom metal brackets for the classic rail fencing defining the Drive-way. Bonus features: 50"x75" Bird pen w/ divided coop, slab wind fence, over 100 spruce, 60 lilacs, 30 raspberry bushes in the garden area. Guests will also enjoy the graveled RV pad with power, sewer & dump station. A high-quality, well-built luxury home ready for comfort, guests & country living at its finest.

Built in 2015

Essential Information

MLS® #	A2241420
Price	\$999,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,560

Acres	6.83
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Villa
Status	Active

Community Information

Address	62067 Township Rd 380
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A1

Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected, Electricity Paid For, Natural Gas Paid, Phone At Lot Line, Phone Not Paid For, Satellite Internet Available, Water Paid For
Parking	RV Access/Parking, 220 Volt Wiring, Quad or More Attached, Quad or More Detached
# of Garages	4

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Convection Oven, Induction Cooktop
Heating	Central, Forced Air, Natural Gas, Combination, Fireplace(s), Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Glass Doors, Great Room, Masonry, Raised Hearth
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, RV Hookup
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private, Cleared, Corners Marked, Open Lot, Secluded
Roof	Asphalt Shingle

Construction	Composite Siding, Concrete
Foundation	Wood

Additional Information

Date Listed	July 18th, 2025
Days on Market	6
Zoning	CRA

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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