

# \$779,900 - #8, Sunnynook Drive, Rural Clearwater County

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MLS® #A2219705

**\$779,900**

4 Bedroom, 2.00 Bathroom, 1,594 sqft  
Residential on 2.16 Acres

Sunnynook Estates, Rural Clearwater County,  
Alberta

Gorgeous Property! Featuring a custom built timber frame home in a quiet and gated community, this home is sure to impress! Pine plank flooring through the main floor, slate flooring in the entry and shower, 9ft walls, walkout basement, this 4 bed, 2 bath home also features custom maple cabinetry and much more! Overlooking the Clearwater river, the parcel also includes a well landscaped yard, with a pristine water feature and a large shop. The shop boasts 8" concrete floor so it can handle the big jobs, 14' doors, infloor heating, and mezzanine storage. Connected to the shop is a 16' x 36' office area/man cave with its own 3 piece bathroom and infloor heat as well as its own septic tank. The subdivision has a condo fee of \$400.00 per year for the maintenance of the gate but this acreage is not part of the bareland condo association

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2219705  |
| Price          | \$779,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,594     |



|            |   |
|------------|---|
| Acres      | 2.16                                      |
| Year Built | 2001                                      |
| Type       | Residential                               |
| Sub-Type   | Detached                                  |
| Style      | Acreage with Residence, 1 and Half Storey |
| Status     | Active                                    |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | #8, Sunnynook Drive     |
| Subdivision | Sunnynook Estates       |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T0M 0M0                 |

### **Amenities**

|              |   |
|--------------|---|
| Utilities    | Electricity Connected, Propane, Sewer Connected, Water Connected  |
| Parking      | Heated Garage, Insulated, 220 Volt Wiring, See Remarks, RV Garage |
| # of Garages | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Open Floorplan, Vaulted Ceiling(s), Beamed Ceilings |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                    |
| Heating           | Forced Air, Propane   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, EPA Certified Wood Stove, Sealed Combustion            |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Landscaped, Views, Private, Wooded |
| Roof              | Metal                              |
| Construction      | Log                                |
| Foundation        | Wood                               |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 71            |
| Zoning         | CR            |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|

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