\$799,900 - 394073 Range Road 44, Rural Clearwater County

MLS® #A2255410

\$799,900

3 Bedroom, 4.00 Bathroom, 2,004 sqft Residential on 22.50 Acres

NONE, Rural Clearwater County, Alberta

Welcome to your Cowboy's Dream Family Acreage Living experience on 22.50 acres just 5 minutes from Leslieville & Condor, & only 20 minutes to Rocky Mountain House for all of the essential amenities. This beautifully crafted 2-storey home offers over 2,889 sq. ft. of finished living space, combining open-concept design with warm, welcoming touches. Step inside to a spacious open floor plan featuring a bright kitchen with a large islandâ€"perfect for prep, storage, & seating. A true baker's dream, the kitchen is complete with stainless steel appliances, including a gas stove. The living room invites you to relax with a wood stove for cozy winter nights & plenty of space for all your furniture. Sunlight pours through large windows, accenting the 9' ceilings throughout. Upstairs is where your large primary suite is a private retreat with a luxurious 5-piece ensuite, oversized walk-in shower, & a large walk-in closet. You'II find an additional bedroom plus an office & 4 piece bath on the second floor, while the fully developed basement adds an additional bedroom, a family room with wet bar & storage cabinets, a full 4 piece bathroom, a cold room, & a storage room tucked neatly under the stairs. Outdoors is where this property truly shines. A newly constructed riding arena offers space to work with your large four-legged companions, while 15 acres of hay land or pasture, a water hydrant, & auto waterer make







livestock care simple. A greenhouse provides fresh vegetables & flowers, while a 34' dugout with dock, deck, AND zipline becomes your family's summer playground. The 50x29 detached garage/workshop/tack room is fully equipped with its own commercial boiler, metal roof, R40 insulation, & wiring. A 15x38 lean-to of the garage/shop provides additional cold storage. Enjoy peaceful prairie sunrises & 360-degree views of surrounding farmland, forest, and rolling hills. This is acreage living at its finestâ€"set up for stock of your choice & designed for comfort, function, & fun. This is sure to check all of the boxes & be YOUR FAMILY'S FOREVER HOME. "Home Is Where Your Story Begins!― and Your Story Begins RIGHT HERE!

Built in 2012

Essential Information

MLS® # A2255410 Price \$799,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,004 Acres 22.50 Year Built 2012

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 394073 Range Road 44

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T0M 1H0

Amenities

Parking Spaces 10

Parking RV Access/Parking, Quad or More Detached

of Garages 4

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Vinyl Windows,

Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator,

Washer

Heating In Floor, Forced Air, Natural Gas, Wood Stove

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes
Basement Full

Exterior

Exterior Features Dog Run, Private Yard

Lot Description Fruit Trees/Shrub(s), Landscaped, Pasture

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 8th, 2025

Days on Market 55
Zoning AG

Listing Details

Listing Office CIR Realty

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