

# \$1,396,750 - #1 Little Rock Close, Rural Clearwater County

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MLS® #A2265283

**\$1,396,750**

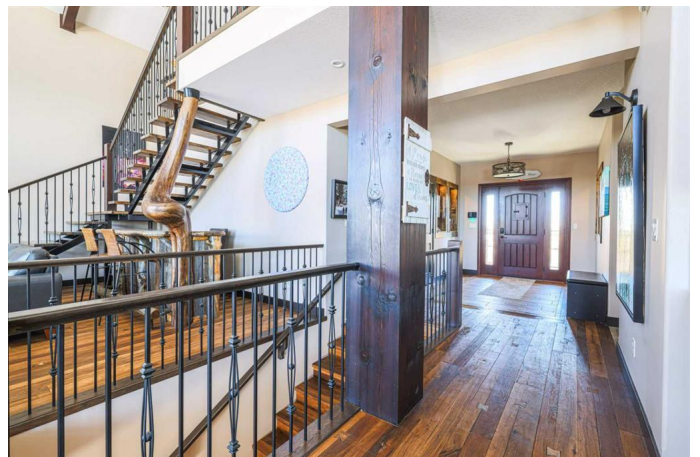
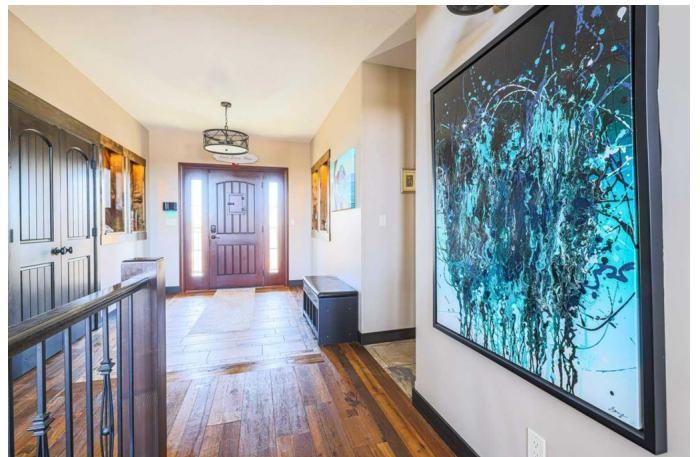
5 Bedroom, 5.00 Bathroom, 4,969 sqft  
Residential on 2.39 Acres

NONE, Rural Clearwater County, Alberta

This custom built home offers acreage living at its finest. The moment you enter you'll see many unique features from the open floor plan, wooden beams and a floor to ceiling rustic stone fireplace that makes you feel warm, cozy and glad to be home. Natural light pours in from floor to ceiling windows where you can enjoy the sunsets in your living room or downstairs in the extra large hot tub. There's a self contained one bedroom legal suite with all appliances including washer and dryer and separate entry in the walk out basement. Quality abounds throughout this stylish home featuring leather granite counter tops, reclaimed hardwood and ceramic tiled flooring, interior walls insulated for sound barrier, in-floor heating, custom designed bar with wood detailing, Fir Timber Frame design and so much more. This home really needs to be seen to truly appreciate the craftsmanship throughout. The large workshop (46 x 54ft) has in-floor heating, a mezzanine for additional storage, 14' doors and a full 3 piece bath that includes a washer/dryer. This professionally landscaped property with a quiet parklike setting and beautiful view of the mountains has something to offer every family.

Built in 2016

## Essential Information



|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2265283                                  |
| Price          | \$1,396,750                               |
| Bedrooms       | 5                                         |
| Bathrooms      | 5.00                                      |
| Full Baths     | 4                                         |
| Half Baths     | 1                                         |
| Square Footage | 4,969                                     |
| Acres          | 2.39                                      |
| Year Built     | 2016                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | #1 Little Rock Close    |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |
| Postal Code | T4T 1A1                 |

### Amenities

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected                                                   |
| Parking Spaces | 4                                                                                                                                |
| Parking        | 220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                                                |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s) |
| Appliances        | Freezer, Water Purifier, Water Softener, Window Coverings, Tankless Water Heater                                                 |
| Heating           | Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas                                                                          |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Fireplaces   | Blower Fan, Glass Doors, Living Room, Stone, Wood Burning, Fire Pit |
| Has Basement | Yes                                                                 |
| Basement     | Full                                                                |

## Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Storage, Basketball Court, Kennel                                                              |
| Lot Description   | Back Yard, Cul-De-Sac, Dog Run Fenced In, Irregular Lot, Landscaped, Paved, Private, See Remarks, Treed, Views, Sloped |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Cedar, Composite Siding, Mixed, Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 20th, 2025  |
| Days on Market | 10                  |
| Zoning         | Country Residential |

## Listing Details

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

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