

# \$659,900 - 344054 Range Road 45, Rural Clearwater County

MLS® #A2202263

**\$659,900**

3 Bedroom, 2.00 Bathroom, 1,578 sqft  
Residential on 6.92 Acres

NONE, Rural Clearwater County, Alberta

Not Too Big, Not Too Smallâ€”This Storybook Acreage Is Just Right! Once upon a time, in the enchanting community of James River Bridge in Clearwater County, there was a charming home nestled on 6.92 acres of fully fenced & cross-fenced countrysideâ€”a peaceful retreat that is just right for first-time buyers or those ready to write their next chapter in retirement. This well-kept modular home offers 1,578 sq ft of beautifully laid-out living space, with 3 spacious bedrooms & 2 full baths. The oversized primary suite feels fit for Mama & Papa Bear, boasting a generous layout that easily accommodates your large bedroom suite of furniture. The 4-piece ensuite features an indulgent oval soaker tub, perfect for relaxing after a day spent in the garden, greenhouse, or garage. The remaining two bedrooms sit at the opposite end of the homeâ€”ideal for guests or cubsâ€”with convenient access to the second 4-piece bathroom. A thoughtful Jack & Jill door from the back foyer means no mess from muddy boots after adventures in the great outdoors. And what an outdoor space it is! This acreage features a 25x27 oversized garage, a 28x24 workshopâ€”Papa Bearâ€™s dream for tools and tinkering.

A 19x13 bunkhouse/hobby shopâ€”Goldilocksâ€™ perfect creative escape. A greenhouse & large gardenâ€”ready for a bountiful harvest. Step



inside & you'll be welcomed by a light-filled living room that exudes warmth and comfort. The kitchen is both practical & inviting with ample storage, natural light, a cozy eating nook, & garden doors that open onto a south-facing deck—the ultimate stage for your outdoor gatherings, peaceful morning coffee rituals watching & listening to all that nature offers, or summer BBQs. Located just a short hop to Sundre, within an hour of Calgary and 45 minutes to Red Deer, this property is perfectly situated near fishing, quadding, sledding trails & the breathtaking West Country. Whether you're seeking peace & privacy, or a launching pad for adventure, this acreage is just right in every way. This is truly a MUST-SEE property. Home Is Where Your Story Begins! and YOUR Story Begins right here!

Built in 1992

### Essential Information

MLS® #	A2202263
Price	\$659,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,578
Acres	6.92
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	344054 Range Road 45
Subdivision	NONE
City	Rural Clearwater County

County	Clearwater County
Province	Alberta
Postal Code	T0M 1C0

### **Amenities**

Parking Spaces	10
Parking	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Parking Pad, RV Access/Parking, Garage Faces Front, Gravel Driveway, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Fruit Trees/Shrub(s), Native Plants, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Block

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	17
Zoning	CRA

### **Listing Details**

Listing Office	CIR Realty
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