

\$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 island—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'll 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 finest"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	51
Zoning	AG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.