

**731039 Range Road 60  
Clairmont, Alberta**

**MLS # A1104607**



**\$3,950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, 2 Storey		
<b>Size:</b>	4,358 sq.ft.	<b>Age:</b>	2007 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Triple Garage Attached, Driveway, Conve		
<b>Lot Size:</b>	64.47 Acres		
<b>Lot Feat:</b>	Cleared, Lawn, Garden, Landscaped, Many Trees, Open Lot, Private, See Re		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out	<b>LLD:</b>	7-73-5-W6
<b>Exterior:</b>	Mixed, Post & Beam, Stone, Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	All Outbuildings, Main shop crane, Hotsy pressure pump, Main shop radiant heaters		

THE GRANDE PRAIRIE YELLOWSTONE, the ultimate Dream Acreage, family homestead, business site and your very own amazing corner of the county. Park-quality landscaping and paved roads leads you to a STUNNING main house, timber framed, imposing and invitingly cozy all at once. Enter the graceful arched entrance and into a richly finished cabin-style space. All spaces decked in fine hardwood, from floors to the post and lintel accents up to the timber vaulted ceiling! Classic stacked stone fireplace rises floor to soaring ceiling in the sunlit living area, connected to an open space kitchen and dining with an extra long party-size bar. Beautiful cupboards and counter space with walk-in pantry with stand-up freezer! All appliances custom-made to match this gorgeous kitchen! The open space leads up to the 2nd storey, everything covered in timber domed ceiling. Top floor bedroom gives you a full ensuite with the works - jet tub, double walk-in closets, a stunning view of the property, and an entire rec area overlooking the main level. Fully developed lower level/walkout basement, with 3 huge bedrooms, rec area with pool table, a real office space, and access to a separate 3 car garage! Amazing view from the walkout to the covered patio, and even better if you go up the extensive balcony deck above. Take your pick from 2 attached STACKED triple car garage in the main level and the lower level. Get the ULTIMATE in comfort - you've got 4 zone in-floor heating, 2 fireplaces, furnace heat from 3 units, and 3 A/C units one for each level. All of this surrounded by manicured lawns and gardens, all maintained by an extensive irrigation system that serves 15 sub-areas plus the flowers at the front. That's just the home! You also got a MASSIVE 4,400+ sq ft finished, heated shop with its own full bath, shower, storage unit, mezzanine, and its own designated

parking. It's got 4-zone in-floor heat, Hotsy pressure system, 220v wiring, floor drains, four 14-foot power doors - the works! Main shop subdivided into two, so you get even more electrical access points and shelving space. One side partitioned off and secured with 16ft high power doors, perfect for your maintenance bays. Then you've got another huge shop, 2,690+ sq feet, all of it FULLY FRAMED and ready for your bigger trailers and equipment. Got horses? Keep them in a 6-stall barn with hay loft, fully finished! It's got auto water feeders, storage, all you need to keep livestock. Storage sheds and facilities all around, including the original double garage that you can use to keep your equipment, or build out for a second house. Two wells outside, and 3 septic system, plus septic whitewater system. All securely fenced, cross fenced, and marked out for grazing and penning. This property can be easily set up for cattle, horses, whatever your heart desires. So much more that you have to see to believe. Book your tour, and have a comfy pair of shoes on, we're looking forward to your visit to this unique gem of a property!