

# \$770,000 - 209 Westwood Way, Rural Clearwater County

MLS® #A2193248

**\$770,000**

4 Bedroom, 3.00 Bathroom, 1,802 sqft  
Residential on 4.00 Acres

NONE, Rural Clearwater County, Alberta

Discover the charm of this 2-storey retreat, perfectly situated on a serene 4-acre wooded lot. As you arrive, you'll appreciate the convenience of the oversized 32x40 finished shop, equipped with two overhead doors, ideal for any project or storage needs.

Approximately an acre of cleared land at the back of the property offers a prime spot for a horse paddock or a garden sanctuary. Step inside to experience a home that exudes warmth and character, with rich hardwood floors adorning both the main and upper levels. The main floor's seamless flow connects the kitchen, island, dining, and living areas, creating an inviting space perfect for family gatherings or entertaining guests. A main-floor bedroom provides easy access to a full bathroom, which also includes a practical laundry area. Upstairs, the circular layout continues, leading to two cozy bedrooms and a charming sitting area that captures stunning southern views. The upper level is completed by a 4-piece bath and a versatile open space, ideal for a home office or craft area. The walk-out basement offers a spacious family room, enhanced by a wood-burning fireplace that adds a touch of rustic appeal. Each level of the home features its own balcony, perfect for relaxing and enjoying the summer sun. The outdoor space is a nature lover's haven, with lush landscaping and mature trees providing ample privacy and shade. This energy-efficient home features ICF block construction from top to bottom, a high-efficiency furnace with



reverse air intake, durable 35-year shingles, and modern LED lighting throughout. This property offers a unique opportunity to enjoy country living while remaining close to town. With a well-maintained septic system centrally located and a drilled well at the back of the property, this enchanting retreat is ready for you to call home.

Built in 2007

### **Essential Information**

MLS® #	A2193248
Price	\$770,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,802
Acres	4.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	209 Westwood Way
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T2A2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Workshop in Garage
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Garden
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	February 7th, 2025
Days on Market	63
Zoning	CRA

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.