

# \$889,900 - 75049b Twp Rd 38-5, Rural Clearwater County

MLS® #A2243244

**\$889,900**

6 Bedroom, 4.00 Bathroom, 2,165 sqft  
Residential on 4.10 Acres

Cougar Ridge, Rural Clearwater County,  
Alberta

Welcome to 75049B Township Road 38-5â€”an exceptional, energy-efficient home nestled on a very private 4.1-acre parcel in the desirable Cougar Ridge Estates of Rural Clearwater County. Built with ICF (Insulated Concrete Form) block construction and triple pane windows, this home offers superior insulation, soundproofing, and year-round energy savings.

With 6 bedrooms, 4 bathrooms, and 2,164.89 sqft of thoughtfully planned living space, this property is perfect for families seeking room to grow without compromising on comfort or efficiency. The bright, open-concept layout connects the kitchen, living, and dining areasâ€”ideal for hosting and everyday living.

Step directly from the kitchen onto a south-facing covered deckâ€”a perfect outdoor extension of your living space. Overlooking the serene, forested backyard, this space invites you to relax, entertain, or simply enjoy the peaceful sounds of nature in total privacy.

A Blaze King wood stove adds warmth and character inside, creating a cozy retreat during cooler months. The recently renovated primary ensuite features a custom tile shower and sleek black fixtures, while main floor laundry offers convenience and functionality.



The fully finished lower level adds flexible space for guests, hobbies, or growing families. The triple attached heated garage ensures there's plenty of room for vehicles, storage, and all your gear.

Located just a few miles from Cow Lake, this property offers quick access to boating, fishing, and lakeside fun—bringing outdoor adventure right to your doorstep. Surrounded by mature trees and natural beauty, this beautifully maintained home offers privacy, efficiency, and timeless design—all just minutes from town.

Built in 2000

### Essential Information

MLS® #	A2243244
Price	\$889,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,165
Acres	4.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	75049b Twp Rd 38-5
Subdivision	Cougar Ridge
City	Rural Clearwater County
County	Clearwater County
Province	Alberta

Postal Code T4T 2A2

### Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, See Remarks

Parking Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Attached

# of Garages 3

### Interior

Interior Features See Remarks

Appliances See Remarks

Heating Boiler, Natural Gas, Wood, Wood Stove

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Fruit Trees/Shrub(s), Native Plants, Private, See Remarks

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms)

Foundation ICF Block

### Additional Information

Date Listed July 23rd, 2025

Days on Market 37

Zoning CR

### Listing Details

Listing Office RE/MAX real estate central alberta

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