

# \$797,000 - #8, Sunnynook Drive, Rural Clearwater County

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MLS® #A2219705

**\$797,000**

4 Bedroom, 2.00 Bathroom, 1,594 sqft  
Residential on 2.16 Acres

Sunnynook Estates, Rural Clearwater County,  
Alberta

Gorgeous Property! Featuring a custom built timber frame home in a quiet and gated community, this home is sure to impress! Pine plank flooring through the main floor, slate flooring in the entry and shower, 9ft walls, walkout basement, this 4 bed, 2 bath home also features custom maple cabinetry and much more! Overlooking the Clearwater river, the parcel also includes a well landscaped yard, with a pristine water feature and a large shop. The shop boasts 8" concrete floor so it can handle the big jobs, 14' doors, infloor heating, and mezzanine storage. Connected to the shop is a 16' x 36' office area/man cave with its own 3 piece bathroom and infloor heat as well as its own septic tank. The subdivision has a condo fee of \$400.00 per year for the maintenance of the gate but this acreage is not part of the bareland condo association

Built in 2001

## Essential Information

MLS® #	A2219705
Price	\$797,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,594



Acres	2.16
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	#8, Sunnynook Drive
Subdivision	Sunnynook Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

### **Amenities**

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Parking	Heated Garage, Insulated, See Remarks, 220 Volt Wiring, RV Garage
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Open Floorplan, Vaulted Ceiling(s), Beamed Ceilings
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, EPA Certified Wood Stove, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Private, Views, Wooded
Roof	Metal
Construction	Log
Foundation	Wood

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	56
Zoning	CR

### **Listing Details**

Listing Office	Century 21 Westcountry Realty Ltd.
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