

# \$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 thereâ€™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 funâ€”bringing outdoor adventure right to your doorstep. Surrounded by mature trees and natural beauty, this beautifully maintained home offers privacy, efficiency, and timeless designâ€”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, See Remarks, Sewer Connected, Water Connected

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 Stove, Wood

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), Private, See Remarks, Native Plants

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms)

Foundation ICF Block

## Additional Information

Date Listed July 23rd, 2025

Days on Market 17

Zoning CR

## Listing Details

Listing Office RE/MAX real estate central alberta

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.