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# 5600 CLARENCE AVENUE S

Casa Rio, Saskatchewan

<b>BEDROOMS</b>	<b>BATHROOMS</b>	<b>AREA</b>	<b>REFERENCE NUMBER</b>	<b>YEAR BUILT</b>
4	5	3,229FT <sup>2</sup>	SK864079	1996

**PRICE:** CAD 2,480,000

## SUMMARY

Opportunities like this are once in a lifetime! Sprawling executive 2 storey home situated on a picturesque 20 acres with mature park-like landscaping. Only minutes from city limits, this property located in Casa Rio Estates lends itself to an endless list of possibilities and opportunities; if you can dream it, you can do it all here! Over 3200 sq ft 2 storey with a finished basement and attached 4.5 car heated attached garage, 4 bedrooms; all with ensuite bathrooms, additional den and full bathroom in the basement. If you've ever considered operating your own food catering business out of your home, then this auxiliary main floor chef's kitchen off of the garage entry is the answer to your dreams. The huge second floor office/library loft area can be used for many different purposes; add a 5th bedroom, design your perfect art area to gain inspiration from the beautiful view out of every window, make this your yoga studio, or anything else you desire. There is a 24'x40' detached storage garage, 30 x60 Norseman quonset, and large detached guest suite with attached workshop and bay building which really takes this property to the next level of possibilities. 4 fenced animal paddocks with year round watering bowls, 2 animal shelters; 1 with a riding arena, and a gazebo with built in



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