



GRASSROOTS
REALTY GROUP

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371022 Range Road 6-1
Rural Clearwater County, Alberta

MLS # A2227874



\$1,150,000

| | |
|-------------|-----------------------------|
| Division: | NONE |
| Type: | Mixed Use |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 2,364 sq.ft. |
| Zoning: | Recreation â€" Major (R-Ma) |

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 155.64 Acres

Sewer: -

Lot Feat: -

Inclusions: SEE INVENTORY LIST in supporting docs

Invest in a Lifestyle and a Legacy... The Caroline & District Golf Course presents a rare opportunity to own and operate a beloved 18-hole golf course nestled in the heart of Alberta's breathtaking West Country. Located just minutes north of Caroline and a short drive from Rocky Mountain House and Red Deer, this property is ideally positioned to attract both local and tourist traffic throughout the golf season. This is a par-70 course that stretches 5,679 yards on 155 acres and is known for its relaxed atmosphere and challenging layout. Supporting the course is a spacious clubhouse (2364.25 sqft) featuring a licensed restaurant and lounge, perfect for hosting tournaments, private events, or casual dining. The property also includes 11 serviced camping stalls (power/eater), providing convenient accommodations for overnight guests and traveling golfers. There is a sani-dump onsite for guest convenience. Additionally, there is an older 2-storey 1445.75 sqft house with living quarters that offers flexibility for staff housing or potential rental income. Property is not on municipal sewer/water; there is a septic system and 2 drilled wells. Whether you're a golf enthusiast, savvy investor, or entrepreneur seeking to create a destination retreat, the Caroline & District Golf Course offers exceptional potential for both return on investment and a rewarding lifestyle. With deep roots in the community, this property offers the chance to continue the legacy of a cherished local golf course..