



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

403062 Range Road 5-3
Rural Clearwater County, Alberta

MLS # A2231169



\$2,200,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Electric Gate, Garage Door Opener, Grav		
Lot Size:	145.76 Acres		
Lot Feat:	-		

Heating:	Boiler, In Floor, Fireplace(s), Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Near Town:	Leslieville
Basement:	Finished, Full	LLD:	21-40-5-W5
Exterior:	ICFs (Insulated Concrete Forms), Stucco	Zoning:	Ag
Foundation:	ICF Block	Utilities:	Electricity Paid For, Natural Gas Connected
Features:	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sauna, Steam Room, Walk-In Closet(s), Wet Bar, Wired for Sound		
Major Use:	Cow, Hay		

Exquisite Estate style Bungalow with breathtaking panoramic views of the Rocky Mountains. This rare property offers the perfect blend of luxury, privacy, and natural beauty. Set on 146+ acres behind a gated driveway, this custom-built, floor to ceiling ICF, 3,388 square home with a fully developed walkout basement was designed to showcase the sweeping mountain views from nearly every room. The main floor features a dramatic wall of windows, a full-length balcony open-concept living with a double-sided stone fireplace, and a gourmet kitchen with granite countertops, ceiling-height cabinetry, high-end appliances, and oversized island. The spacious primary suite includes private deck access, a walk-in closet, and a 3 piece en-suite. Second bedroom, custom home office with built-ins, and large laundry and mudroom complete the main level. The walkout basement is ideal for family life and entertaining, offering a large media room, open games and family area, a built-in sauna, and direct access to the outdoor hot tub for the ultimate spa-at-home experience. Outside, the landscaping is beautifully designed and meticulously maintained lawn, and serene pond with a cascading waterfall that creates a peaceful park-like atmosphere. Additional features include a private RV campsite with power and water hookups for up to seven units, a 50x50 shop (1/2 heated) epoxy floors and a loft office, an attached double garage, a detached 24x24 garage, and multiple storage sheds. This is truly a rare opportunity to own a luxury rural home with unmatched views, thoughtful design, and multiple income streams. Potential income from hay, cattle grazing, and oil lease revenue. Located just off the pavement and only 20 minutes from Rocky Mountain House and 45 minutes from Red Deer. Wow, is all you can say about this pristine property!

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