



GRASSROOTS
REALTY GROUP

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51040 Twp Road 864
Rural Clear Hills County, Alberta

MLS # A2234037



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,946 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	160.00 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Garden, Landscaped, Lawn, Level, No Neighb		

Heating:	In Floor	Water:	Dugout
Floors:	Laminate, Linoleum	Sewer:	Lagoon
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	26-86-5-W6
Exterior:	Concrete, Vinyl Siding	Zoning:	Farmland Residential, Rap
Foundation:	Slab	Utilities:	Electricity Connected, Natural Gas Connected, Satellit

Features: Bathroom Rough-in, Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Rare Opportunity & 160 Acre Turnkey Farm Property with Home, Hay, Tree Nursery & More! Welcome to this exceptional 160-acre farm, perfectly set up for a thriving agricultural or ranching operation with all the comforts of country living. This well-rounded property features 120 acres of productive hay land and an additional 25 acres home to a lucrative tree nursery, boasting over 2,000 mature blue spruce trees (4–8 feet tall) planted in 2012—ready for harvest and profit. Fully fenced and cross-fenced, the land is ideal for horses or cattle and includes six dugouts to ensure ample water supply year-round. The 24x48 barn is ready for livestock with seven stalls, a heated tack room, calving room, and a rolling mill to process your own feed. Three additional horse shelters complete the setup. At the heart of the property sits a stunning 2,946 sq ft home built in 2018. This spacious residence offers 6 bedrooms, 3 bathrooms, 2 inviting living rooms, and a custom kitchen with a massive island, perfect for hosting and everyday living. The home features 10’ ceilings on the main floor, a heated attached garage, laundry on both levels, a wet bar, and a luxurious master ensuite with a jetted tub. Outside, you’ll find a collection of useful outbuildings including multiple sheds, an older garage, a chicken coop, and a greenhouse. A beautifully treed area with mature spruce includes scenic trails and a private campground—perfect for peaceful getaways or guest enjoyment. Whether you’re expanding your farming operation or looking for a self-sustaining lifestyle in a serene setting, this property offers incredible value and versatility. Don’t miss your chance to own this private, income-producing oasis!

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