



GRASSROOTS
REALTY GROUP

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115041 Sharples Bottom Rd
Claresholm, Alberta

MLS # A2258263



\$2,798,999

Division:	NONE		
Cur. Use:	Horses		
Style:	Bungalow		
Size:	1,364 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	-		
Lot Size:	240.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Many Trees, Pasture, Secluded, Views		

Heating: Forced Air

Floors: -

Roof: Metal

Basement: -

Exterior: -

Foundation: Poured Concrete

Features: -

Water: -

Sewer: -

Near Town: -

LLD: 32-11-28-W4

Zoning: AG

Utilities: -

Major Use: Hay

This is truly a once in a lifetime opportunity to own a remarkable piece of Alberta's history. It feels like you've stepped inside a Charlie Russell painting! Located just 20 minutes Southwest of Claresholm, this breathtaking 240 acre ranch is surrounded by the sweeping views of the Porcupine Hills, offering both privacy and endless natural beauty. Adding to its value, Trout Creek runs directly through the property, bringing in a natural sanctuary feeling. Currently set up for horses, whether you dream of a working ranch or just a private retreat, the possibilities are endless. There is an 80 acre hay field as well. A main residence plus a cozy bunkhouse. A barn, shop, and an outdoor riding arena with roping chutes. Call today to book your private showing.