



GRASSROOTS
REALTY GROUP

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36448 Range Road 45
Rural Red Deer County, Alberta

MLS # A2258990



\$1,500,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,763 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	158.97 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Landscaped, Pasture, Private		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	-	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Caroline
Basement:	Finished, Full, Walk-Out To Grade	LLD:	30-36-4-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Wood	Utilities:	Natural Gas Connected
Features:	Pantry, Storage, Walk-In Closet(s)		

Major Use:	Pasture
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This stunning full quarter section features the renowned North Raven River winding through, offering exceptional trout fishing and breathtaking scenery. The 1,760 sq ft 4-bedroom home includes a walkout basement, double attached garage and a large deck overlooking the river, perfect for enjoying peaceful views and wildlife. A long, winding driveway leads to the private, picturesque homesite surrounded by mature trees, landscaped grounds, and natural shelter belts. The property is well set up for cattle with perimeter fencing, rotational grazing paddocks, corrals, two water wells and a small barn, ideal for a hobby farm or leasing for added income. Or convert a portion of the land to hay production with about 80 acres open and arable. The 32x48 metal-clad shop, built in 1992, is finished and heated with overhead radiant heat. Surface lease income of \$4250 from a single lease site set well away from the yard site. Property also includes an older mobile home on separate services and a rustic cabin. Natural treed areas feature trails and abundant wildlife, with 57 bird species identified over the years and deer and moose as regular visitors. Whether you're looking for a recreational retreat, private family getaway, a beautiful base for fishing and exploring, or to expand your cattle operation this property offers it all in one breathtaking package.