

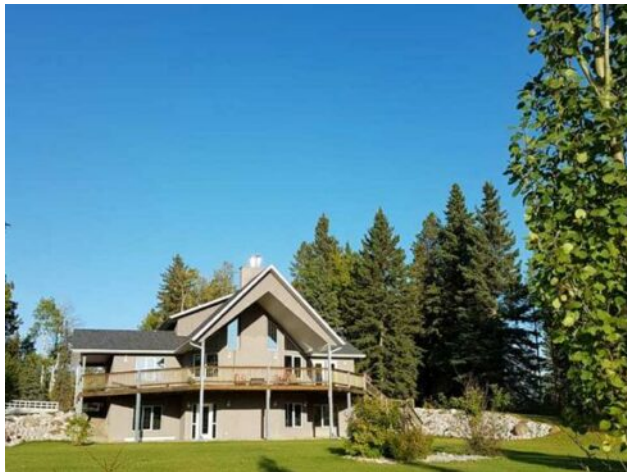


GRASSROOTS
REALTY GROUP

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383066 and 383054 7-3 Range
Rural Clearwater County, Alberta

MLS # A2284304



\$2,650,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: 3 Baths: 3

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Rocky Mountain House

Basement: -

LLD: 21-38-7-W5

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Mixed

A farm of 153.74 acre that offers a unique blend of rural charm and income-generating opportunities. With three distinct sources generating income with leased land, an oil lease, and rental income from the extensively renovated two-bedroom original homestead. A standout feature of the farm is the newly meticulous built 40 x 60 metal shop designed with extended shelters outside of either side providing ample space for large outdoor equipment storage. Interior of the shop was planned for the creation of a 4th stream of income with a walk in cooler, large working enclosed area designed with electrical and access to water. This versatile farm is the perfect combination of the comfort of a custom home, income potential and impressive infrastructure with separate services and access for each home ensuring privacy and convenience. The main 1.5 story home was constructed in 2006 and built with 3815.09 sq ft of living space. A grand floor to ceiling 2 story field stone fire place with windows that flank each side provides you with a mountain view and is a main feature to be enjoyed on 2 levels. On the second level the loft is currently used as the primary bedroom with two closets and a 5 pc bathroom. A new wall to wall folding door installed to provide privacy while still allowing natural light to filter through the loft primary bedroom will also allow for the loft area to be converted to additional living space for any family. The open dinning and kitchen area is a delight for any chef to enjoy while entertaining guest year round. Garden doors lead from the dinning area to the back deck and allows for the ease of outdoor dinning and barbecuing. The layout of the kitchen offers a pantry for extra storage and the large island giving easy flow for prep time. All the bedrooms are extra large in size with double closet space and windows that allow for not only plenty of natural

light but a view. 123 acres are cultivated. Seeded in 2025 barley, remainder of the land is pasture, treed with the bonus of a year round creek . Brand new boiler heating system valued over \$20,000.00 installed April of 2025. Opportunity to subdivide is subject to the approval of the Clearwater County. Location to the Town of Rocky Mtn. House and all the amenities is a smooth 11 km drive with pavement all the way.