



31536 Range Road 61
Rural Mountain View County, Alberta

MLS # A2286933



\$1,925,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,977 sq.ft. | Age: | 1990 (36 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Quad or More Detached, RV Access/Parking | | |
| Lot Size: | 43.32 Acres | | |
| Lot Feat: | Landscaped, Pasture, Treed | | |

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|--------------------|------------------------|-------------------|---------------------------|
| Heating: | In Floor, Forced Air | Water: | Well |
| Floors: | Carpet, Hardwood | Sewer: | Septic Field, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | 35-31-6-W5 |
| Exterior: | Vinyl Siding | Zoning: | Ag -2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Walk-In Closet(s) | | |

Inclusions: Starlink and Network Equipment

OPEN HOUSE SATURDAY, APRIL 25 2-4PM | WHISPERING GROVE RANCH | Where Natural Beauty Meets Equestrian Excellence Set against a breathtaking backdrop of mature forest & open pasture, this thoughtfully designed 43-acre equestrian estate just west of Bergen offers an exceptional blend of privacy, functionality, and natural beauty. The landscape features treed riding trails, practical paddocks, indoor & outdoor training facilities and a beautifully landscaped yard. A gated entrance creates a strong sense of arrival and provides security, opening to a well-planned yard with ample space for trailers, parking, and turnaround. At the heart of the property is the impressive 84' x 180' indoor heated riding arena with premium, dust-controlled footing. South-facing windows provide excellent natural light, while small and large overhead doors, a stripping chute, return alley, spacious tack-up area and spectator viewing deck make the setup ideal for roping and cowhorse work. The heated five-stall barn is equally well appointed with rubber-coated floors, rubber-matted stalls with safety-built walls, and a large tack room featuring a unique 360-degree revolving tack door for efficient daily use. Outdoor facilities include a professionally graded 110' x 170' outdoor arena beautifully sheltered by trees, a round pen, and six plank-fenced paddocks, one of which offers direct alley access to the indoor arena. The residence offers timeless appeal with a traditional layout and has been recently painted throughout. A wrap-around deck overlooks the grounds and includes a gas line for BBQs, while the lower patio—wired for a hot tub—creates a private outdoor retreat. The driveway and lower patio feature durable recycled rubber paving. Inside, the main floor includes a generous formal dining room, a spacious formal living room, and a charming

south-facing sitting room with a wood-burning river rock fireplace—perfect for sun-filled morning coffees. The expansive kitchen features miles of oak cabinetry, a large island with breakfast bar, gas stove, and patio doors opening to the south deck. A boot room with main-floor laundry includes a GE Profile 2-in-1 washer/dryer combo and provides access to the oversized heated double attached garage. Upstairs are four bedrooms, including a massive primary suite. The fully developed basement with in-floor heat offers a media room, bar area, flex space for a gym or games room, and a fifth bedroom. Additional amenities include a 30' x 56' heated and insulated shop, RV gravel pad overlooking a picturesque pond, secluded she-shed and firepit area, and an impressive chicken coop with enclosed outdoor run, divided hen house, and automatic door. The property features a strong drilled well (5 GPM when last tested) and a whole-house reverse osmosis system. This is a rare opportunity to acquire a fully turn-key equestrian estate in an extraordinary property.