



GRASSROOTS
REALTY GROUP

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390039 Range Road 5-4
Rural Clearwater County, Alberta

MLS # A2100749



\$2,364,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Cur. Use: | Agricultural, Cattle, Commercial, Horses, Livestock, Pasture, See Remarks | | |
| Style: | Modular Home | | |
| Size: | 1,520 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | None | | |
| Lot Size: | 154.11 Acres | | |
| Lot Feat: | Cleared, Few Trees, Landscaped, No Neighbours Behind, Pasture, Sloped D | | |

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|--------------------|---|-------------------|---|
| Heating: | Forced Air, Propane, Wood, Wood Stove | Water: | Dugout, Well |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Holding Tank, Open Discharge, Septic Tank |
| Roof: | Asphalt Shingle | Near Town: | Alhambra |
| Basement: | None | LLD: | 4-39-5-W5 |
| Exterior: | - | Zoning: | AG |
| Foundation: | Piling(s) | Utilities: | Electricity Connected, Natural Gas Connected, Fiber O |
| Features: | Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows | | |
| Major Use: | Barley, Cow, Equestrian, See Remarks | | |

An exceptional Equestrian or Commercial facility, spans 154 acres with 120 acres of productive hay land. EXCELLENT location off Paved Hwy 11 & RR 5-4, just 32 mins West of Red Deer or 12 mins. East of Rocky Mountain House, AB. The main ARENA building, constructed in 2015, is 25,000 sqft (100x250x20ft) Engineered Steel structure featuring a heated, fully insulated Riding Arena or Commercial space with large overhead doors reinforced for heavy trucks, a temp-controlled wash bay, private Tack Rm, staging areas. It's equipped with natural gas radiant heaters, commercial HRV systems, a 14" industrial fan & an exhaust fan. This Event-ready facility currently hosts various INCOME PRODUCING activities, including jumping, reining, ranch roping, 4H events, working cow horse, obstacle playdays, clinics, Haul-in Riders, Boarders & fundraisers. Supported by 15 private pens, 10 paddocks & 5 Auto-waterers its home to Trainers & Boarders. The comfortable Viewing Lounge boasts a kitchen, 2 accessible Bthrms, in-floor heat & HRV. The Upper Mezzanine (34' x 100') partially finished with roughed-in natural gas & plumbing for a kitchen, 6 Bthrms & 2 Showers with steel stairs ready for installation. The Barn, just built in 2022, measures 84' x 36' x 14' with 12 stalls, auto-waterers with individual shut-off valves, radiant heat, HRV system & an attached 14' x 8' lean-to, with expansion potential. Additional Equipment Storage/ Hay shed, built in 2022, is 80' x 40' x 16', with 8 large Steel PIPE pens, 5 Auto-waterers, with entire property fenced & cross-fenced. Residential OPTIONS include a 2013 Modular home (1,520 sq ft, 4 Bdrms, 2 Bthrms) & a SECOND HOME, an optional 2013 knotty Pine all-season Cabin (2 Bdrms, 4 pc Bth, kitchen) available for

purchase. Utilities feature two water wells, two septic systems, natural gas to the arena & propane for the home & barn. The property boasts stunning Mountain Views, over 1,000 trees with attractive landscaping, an upgraded pedestal power system for easy expansion & paved access on 2 sides. The Twinning of Hwy 11, set for 2025, will most certainly boost this property value! Just 35 mins. from Hwy 2 & Red Deer, 1 hr 40 mins. to Calgary or Edmonton International Airports. This turnkey operation includes ALL necessary equipment to continue the business, with the Option to exclude all Equestrian equipment or Homes for a reduced price, if you wish to be PRIVATE, keep it all for yourself and build your DREAM Home. If size, location and quality matter, Spur West is a must-see! See the Commercial Land and Buildings only Listing- MLS A2193375.