



**361052 Range Road 5-1  
Caroline, Alberta**

**MLS # A2121142**



**\$1,599,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,100 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	154.96 Acres		
<b>Lot Feat:</b>	Farm		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-36-5-W5
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

1998 Walkout Bungalow, Attached Garage, RIDING ARENA, BARN, SHOP Down a Private NO EXIT road, JUST 1/4 mi off paved Hwy 54 & Stauffer Hwy, you find a long, PRIVATE winding Rail fenced driveway. Nestled in beautiful mature trees & beautifully landscaped yard, is a 1998 Custom built, Fully developed, 5 Bdrm/4 Bthrm sprawling WALK-OUT Bungalow w oversized, attached DB garage, both w Infloor Heat, bragging 3,100 sqft. of living space. Backing onto a peacefully treed, Spring-fed Coulee with a seasonal creek & wildlife galore. These folks retired from the Horse business & finally ready to part with their beautiful HORSE property! 2005-60x130ft Well built INDOOR ARENA, on concrete grade beam w Sand footing. OUTDOOR ARENA &ndash;approx 60x140&rsquo; enjoys easy access from the Barn or Indoor Arena. 1999 Front BARN &ndash;32&rsquo;x46&rsquo; + 32&rsquo;x32&rsquo; added in 2005 is attached INDOOR RIDING ARENA. Less than 1/4 mile to the Raven River, this 153 Acres is fenced & Cross-fenced with approx 25 Acres of trees & 130 arable acres. Cultivated land may be rented by May 1 with Crop not included. The BARN has Water Hydrant, concrete Alley, Seven 11&rsquo;x12&rsquo; Box stalls + extra-lrg box stall, w floors lined with bridge timber &/or rubber, attached 12&rsquo;x30&rsquo; covered lean-to. The 16x48&rsquo; insulated, fully serviced front Mezzanine, has power, hot & cold water, furnace, a cozy wood stove, 3 rooms & 4 pc Bthrm. Hot and cold taps outside mezzanine with cement wash pad. Tack room accesses the mezzanine or barn. The 24&rsquo;x30&rsquo;x12&rsquo; insulated, heated, Log-sided SHOP has tin roof, concrete floor & a 12&rsquo;x16&rsquo; overhead door. Yard incl several pipe corrals with three water bowls & one shelter. Rectangle grain bin used for

storage is included. Minutes E of Caroline, S of Rocky Mtn House, W of Innisfail & the West Country, with hunting in your own backyard. Many more amenities are obvious when you see this beauty.