



GRASSROOTS
REALTY GROUP

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353022 Range Road 4-3
Rural Clearwater County, Alberta

MLS # A2163975



\$1,499,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Farm, Horses, Hunting, Livestock		
Style:	-		
Size:	0 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	-		
Lot Size:	151.73 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Sundre
Basement:	-	LLD:	21-35-4-W5
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Calf, Cow, Equestrian, Hay, Mixed, Pasture

RARE OPPORTUNITY **property with 2 HOMES.** LODGE style BARNDOMINIUM on an IMPRESSIVE 151.73 acres in the FOOTHILLS of the Rocky Mountains. Northwest of Calgary in the Caroline/ Sundre/ Crammond area -- FAMOUS for its wildlife. The area is renowned for its GAME and serves as a NATURAL WILDLIFE CORRIDOR, providing habitat for the TROPHY-QUALITY deer, elk, moose, and bear. If you are a HUNTER, then this PARADISE is for you!! Approximately 80 acres of the property are CULTIVATED with hay, producing around 250 large ROUND BALES per year, while the balance is EXCELLENT pasture. Numerous springs feed the 3 dugouts as well as an ARTESIAN spring that FLOWS year-round. The property is fenced and cross-fenced with numerous METAL PENS and PADDOCKS. These working pens are set up to easily MOVE and MANAGE livestock from one area to the next - perfect for horses or cattle!! There are 3 waterers, conveniently placed hydrants, turn-out shelters, and a TRADITIONAL red barn with box and tie stalls. PLUS a ROUND PEN with a SNUBBING post. The metal-clad pole barn has more stalls and a round COLT-STARTING arena. The ONE-of-a-KIND custom-built Barndominium-style home is CURRENTLY an active HUNTING LODGE. It has large CLEAR-SPANNED spaces, HIGH CEILINGS and an OPEN FLOOR PLAN that incorporates a SECOND LEVEL. It is a durable ENGINEERED metal and STEEL structure, that brings your WORK, LIFESTYLE, and HOBBIES all under ONE roofline. A BARNDOMINIUM is low maintenance - no painting - no roofing - insect and fire-resistant. This MAGNIFICENT home is finished with natural wood, glazed concrete floors and powder-coated metal siding. The main floor's open plan SHOWCASES a custom-made

kitchen ISLAND with unique RUSTIC chairs, an attractive MODERN kitchen, and a HUGE open dining room that SEAMLESSLY flows into a GATHERING area that opens into the living room. Behind a HAND-CARVED barn door is a hard-working office. The MASTER SUITE is tucked away for privacy. A STATELY staircase leads to the upper level to 3 sizable bedrooms and a 3 piece bath. From the second level, there is a mezzanine that OVERLOOKS the back of the structure and has a large sitting area including a separate and private bedroom. The back portion is open with TONS of STORAGE and open areas, to store vehicles, toys, boats, quads- whatever your PASSION is - there is room for it here !! Whether you are a hunter or a rancher - the COMMERCIAL walk-in-cooler will handle the big animals !! The second home has had a COMPLETE RENOVATION - TOP to BOTTOM, INSIDE and OUT!! It looks and feels like a BRAND-NEW MODULAR home. You will not be disappointed with this UNPARALLED *west country* property !!