



GRASSROOTS
REALTY GROUP

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390039 Range Road 5-4
Rural Clearwater County, Alberta

MLS # A2184539



\$2,364,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	154.00 Acres		
Lot Feat:	Back Yard, Corners Marked, Farm		

Heating:	Forced Air, Natural Gas, Propane, Wood, Wood Stove	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	4-39-5-W5
Exterior:	Metal Frame, Metal Siding , See Remarks, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	Electricity Paid For
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Tables and Chairs, Bleachers, Tack Lockers, Horse Shelters, Attached metal panels, attached metal gates, grooming tractor, groomer, 2 Sheds, 1 SeaCan. furniture in Viewing rm. 12 feeders. A DETAILED LIST of Inclusions can be provided.

Spur West is a premier equestrian or commercial facility, spanning 154 acres with 121 acres of its own productive Hayland. Conveniently located off paved Hwy 11 and RR 5-4, just 34 minutes West of Red Deer OR 12 minutes East of Rocky Mountain House, AB. It offers a 25,000 sqft (100x250x20ft) Engineered Steel, fully insulated, HEATED ARENA or commercial space built, in 2015, with, a wash bay, tack room & staging arena, multiple overhead doors. Equipped with 2 radiant heaters, 2 HRV systems & an industrial fan, it is Event-ready for jumping, reining, ranch roping, 4H events, clinics, and more, with 15 pens, 10 paddocks & 5 auto-waterers. The facility includes a Viewing Lounge with a kitchen, 2 accessible Bthrms, plus a partially finished 34' x 100' Upper Mezzanine with roughed-in utilities for a kitchen, 6 Bthrms & 2 showers. The 2022-built barn (84' x 36') features 12 removeable stalls, all with auto-waterers, radiant heat, HRV & a 14ft wide full Length Lean-to & an additional 80' x 40' x 16' Equipment / Hay shed, 8 large Steel pipe pens & fenced pastures. An 150 x 240 x 6ft Steel RANCH Panel OUTDOOR Sand ARENA with 3 Gates, 2 are Over-Head Ride-Thru Gates. Residential options include a 2013 Modular Home (1,520 sq ft, 4 Bdrm / 2 Bth) & an optional 2nd Home-a 2013 All season Knotty Pine Cabin (2 Bdrm/1 Bth)could be available for purchase. Utilities include 2 water wells, 2 septic systems, natural gas & propane. The property offers a stunning Mountain View, beautiful landscaping with over 1,000 trees, an upgraded power system & full PAVED access. Hwy 11 twinning planned for 2025, will most certainly increase the property value! A turn-key, income producing operation includes all necessary equipment

to run a successful business, OPTIONS to exclude Home &/or Equestrian equipment for a reduced price, if you wish to keep it to yourself & build your DREAM HOME. A rare opportunity for those seeking size, location & quality! See the Commercial Land and Buildings ONLY Listing- MLS A2193375