



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**383066 and 383054 7-3 Range  
Rural Clearwater County, Alberta**

**MLS # A2284304**



**\$2,645,000**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	3	Baths:	3
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Rocky Mountain House
Basement:	-	LLD:	21-38-7-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

**Major Use:** Mixed

his 153.74-acre farm offers a sophisticated blend of rural charm and robust income potential, located just 11 kilometers from the amenities of Rocky Mountain House on a smooth, paved route. The property is a versatile investment powerhouse, currently producing \$45,000 in annual revenue through three established income streams: leased cultivated land, an active oil lease, and rental income from a meticulously renovated two-bedroom original homestead. This homestead sits on its own separate services and driveway, ensuring total privacy for both the landlord and the tenant while contributing significantly to the property's impressive bottom line. The centerpiece of the property's infrastructure is a newly constructed 40x60 metal shop, a masterclass in utility and design. The structure features massive exterior shelters on both sides for large equipment storage, while the interior was specifically engineered to house a potential fourth income stream. This space includes a walk-in cooler and a large, enclosed workspace fully equipped with electrical and water hookups, making it ideal for a home-based business or specialized agricultural processing. The main residence, a grand 1.5-story home built in 2006, encompasses over 3,800 square feet of thoughtfully designed living space. The architectural heart of the home is a floor-to-ceiling fieldstone fireplace that spans two levels, flanked by soaring windows that frame breathtaking mountain views. The upper loft, currently serving as a primary suite, includes a five-piece bathroom and dual closets. A newly installed wall-to-wall folding door offers the flexibility to maintain privacy or open the space to the natural light of the main floor, allowing for an easy conversion to an additional living area. For those who love to host, the open-concept chef's kitchen and dining area are perfectly appointed with a large prep

island, a dedicated pantry, and garden doors that lead directly to a back deck for seamless outdoor entertaining. The home's mechanical integrity is equally impressive, featuring a brand-new boiler system valued at over \$20,000, installed in April 2025. The land itself consists of 123 cultivated acres, most recently seeded in barley, with the remaining acreage comprised of lush pasture and treed areas featuring a year-round creek. All bedrooms throughout the home are oversized with double closets and large windows that take full advantage of the surrounding landscape. With the potential for future subdivision subject to Clearwater County approval, this property represents a rare opportunity to own a high-infrastructure estate where luxurious comfort and proven commerce coexist perfectly.