



GRASSROOTS

REALTY GROUP

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**411048C Buster Creek
Rural Clearwater County, Alberta**

MLS # A2292079

\$3,500,000



Division:	NONE		
Cur. Use:	See Remarks		
Style:	2 Storey		
Size:	7,200 sq.ft.	Age:	1985 (41 yrs old)
Beds:	9	Baths:	4
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	970.00 Acres		
Lot Feat:	Back Yard, Brush, Creek/River/Stream/Pond		

Heating:	Boiler, Combination, Forced Air	Water:	Spring, Well
Floors:	Wood	Sewer:	Open Discharge, Septic System, Septic Tank
Roof:	Clay Tile	Near Town:	Rocky Mountain House
Basement:	Full	LLD:	7-41-7-W5
Exterior:	Concrete, Log	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Jetted Tub, Kitchen Island, Natural Woodwork, Walk-In Closet(s)		

Major Use: See Remarks

A true Alberta legacy property offering approx 970 acres. 206 Acres of deeded land and 764 Acres of attached grazing lease ranch land, where privacy, productivity & opportunity meet in the heart of the West Country. Featuring two substantial residences, a heated indoor riding Arena, Stables, shop & multiple income streams. This exceptional ranch is surrounded by the peace & independence rural Alberta is known for — yet located just 20 minutes from Rocky Mountain House with pavement to the driveway. Crimson Lake & Pine Hills Golf course just down the road. The diverse landscape includes productive pasture, mature forest, established trail systems & direct access to thousands of acres of additional riding/hiking trails. Both Buster Creek & the N Saskatchewan River flow through the property, creating a rare combination of natural beauty & functional ranch land. The impressive log home, Hilltop Haven, offers over 7,000 sq. ft. with 9Bdrms, (4 Basement Bdrms are windowless) 4 Bthrms, expansive entertaining spaces, 2 fireplaces, a wood stove, wraparound decking & upper balconies on each side for panoramic ranch views, also boasting an Attached Garage. A beautifully & extensively updated 2nd HOME, Creekside Manor, features 5 Bdrms, a Rec Rm and 1 Bthrm, privately nestled among mature spruce with Buster creek, just a stones throw away. Equestrian improvements include a heated 70' x 170' plus INDOOR Arena, attached 52x80' 13-stall heated Stables, wash bay, tack room, office, 2 pc Bathrm and upper Mezzanine viewing Lounge with kitchenette, supported by eleven wood-rail corrals and multiple fenced pastures with 3 Automatic Stock waterers. Additional infrastructure includes a 32' x 48' Quonset shop, established grazing systems, and a grazing lease rated at 128 AUM. Current revenue streams

include boarding, rentals, and approximately \$9,500 annually in surface lease income. Ideal for a private ranch, equestrian training facility, tourism venture, campground, outfitting/trail riding operation, equine-assisted program/ treatment center — properties of this scale, usability, and proximity to town are rarely offered.