



**GRASSROOTS**

REALTY GROUP

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**445056 Range Road 40**  
**Rural Ponoka County, Alberta**

**MLS # A2292206**



**\$1,250,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,414 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	67.06 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Bluffton
<b>Basement:</b>	-	<b>LLD:</b>	36-44-4-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Chicken, Cow, Equestrian, Hobby Farm, Mixed, Pasture, Recreational, See Remarks

Welcome to this well-appointed equestrian hobby farm set on 67 scenic acres in Ponoka County. Surrounded by mature trees that shelter the private yard site, this property offers the perfect blend of comfortable country living and a fully equipped setup for horse enthusiasts. The spacious home provides approximately 2,400 square feet of living space on the main floor. A bright and inviting layout features a generous dining area open to the expansive kitchen, where large windows allow natural light to pour in throughout the day. The kitchen is designed for both everyday living and entertaining, complete with a sizable island, abundant counter space, a massive fridge/freezer combo, and a gas stove. The main floor includes three bedrooms, a spacious home office, and a completely updated four-piece bathroom. A large recreational area offers plenty of room for a pool table, relaxing, or gathering with friends to watch the game. Practical features include main-floor laundry located in the oversized mudroom and a convenient two-piece powder room. Downstairs, the basement offers two additional bedrooms and a five-piece bathroom, creating excellent space for guests or growing families. A separate living area is already plumbed for a future wet bar, while the expansive storage space provides plenty of room for future development or customization. Equestrian and farm infrastructure on the property is extensive. Outbuildings include a 24' x 24' insulated garage with an electric heater, a 36' x 60' shop with half insulated and heated workspace and half gravel cold storage, and a 62' x 18' machine shed. The property also features a ready-made chicken coop, a 25' x 40' heated tack room with an upgraded 100-amp panel, and a box stall barn with 12' x 12' stalls and all new wiring. Additional facilities include a large 46' x 72' training and hay barn, a 23' x 64' secondary machine

shed currently used as box stalls, and an expansive riding arena with upgraded sand footing. Numerous swing gates throughout the property provide excellent accessibility and ease of livestock management. Ample space for additional livestock. Property comes with two high producing water wells. The acreage is thoughtfully laid out with approximately a 10-acre yard site with pens & buildings, a 7-acre gelding pasture, two 6-acre treed pastures, a 17-acre grazing pasture, and 21 acres of shelter bush. Whether you're looking for a functional horse property, a hobby farm, or a private country retreat, this exceptional acreage offers space, versatility, and a setup ready for your rural lifestyle.