



GRASSROOTS
REALTY GROUP

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480054 Range Road 30 Range
Paradise Valley, Alberta

MLS # A2312536



\$1,275,000

Division:	Paradise Valley		
Cur. Use:	Agricultural, Grazing, Horses		
Style:	Bungalow		
Size:	1,598 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Open, Parking Pad		
Lot Size:	158.16 Acres		
Lot Feat:	Creek/River/Stream/Pond, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	-	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Near Town:	Paradise Valley
Basement:	Full	LLD:	1-48-3-W4
Exterior:	Wood Frame	Zoning:	10
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Grain, Hay, Pasture

Discover the possibilities with this exceptional 158+ acre property offering a rare blend of productive land, privacy, and outstanding equestrian amenities. Fully fenced and cross-fenced, the property includes approximately 95 acres of arable land, with 35 cultivated acres currently rented for added income potential. The remaining land features native prairie grass, rolling hills, and a natural pond—creating a beautiful balance of functionality and breathtaking prairie views. Set well back from the road behind a long, tree-lined driveway, the property offers an immediate sense of privacy and seclusion. At its center sits a custom-built 1,598 sq. ft. RTM home by Warman Homes (2006), designed for comfortable country living. The main level offers 3 bedrooms and 2.5 bathrooms, while the partially finished basement provides excellent additional living space with a recreation area, pool table, wood stove, and workout area. The beautifully maintained yard is surrounded by mature trees and shrubs for shelter and year-round appeal, while a massive garden area adds to the property's self-sufficient country lifestyle. The standout feature is the impressive 36' x 60' horse barn, thoughtfully designed for both functionality and equestrian living. A lean-to along the east side provides covered equipment or feed storage, while inside you'll find 6 tie stalls, 3 box stalls, a spacious 12' x 24' heated tack room, feed storage, and a wash bay—everything needed for a well-equipped horse operation. Whether you're an equestrian enthusiast, expanding an agricultural operation, or simply seeking a peaceful rural retreat with income potential, this remarkable property delivers privacy, versatility, and exceptional prairie living.

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