



**2054 Township Road 342 Township  
Rural Red Deer County, Alberta**

**MLS # A2320269**



**\$3,299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,814 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	158.97 Acres		
<b>Lot Feat:</b>	Farm		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-34-13-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AGRICULTURE DISTRICT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Grain Bins

Set on 158.97 breathtaking acres just short drive west of QE2 near Bowden, this remarkably versatile farm offers the kind of country lifestyle most people only dream about — where highly productive land, peaceful privacy, outdoor adventure, and potential multi-generational living all come together in one extraordinary property. Surrounded by sweeping hay fields, mature trees, and a picturesque ravine winding through the landscape, this property changes with every season and invites you to slow down and truly enjoy rural Alberta living. Ride horseback, or explore the treed ravine, & open trails by dirt bike or quad, hunt, hike, garden, raise livestock, or simply enjoy the quiet beauty of nature right outside your back door. The stunning mature yards site truly sits at heart of the property w/ approx. 105 ac. of hay/crop & 40 ac. of pasture. Rail fence lined driveway leads to the 2003-built ranch style home on fully developed basement offering nearly 3,300 sq. ft. of comfortable living space. With a welcoming front porch, 5 bedrooms, 4 bathrooms, & a double attached garage, the home was built with family comfort & functionality in mind — offering generous gathering spaces, room to grow, and panoramic country views from nearly every window. Adding even more warmth & character to the property is the charming second residence, originally built in 1936 and thoughtfully updated over the years. Rich with history & timeless appeal, this inviting home blends vintage charm w/ modern comfort, making it ideal for extended family, guests, farm help, Airbnb potential, or supplemental rental income. For the horse enthusiast, livestock producer, or hobby farmer, the infrastructure is already in place. Outbuildings including barns, workshops, open face shelter, grain storage bins, & other functional outbuildings support a wide variety of agricultural uses,

including the insulated & heated horse/calving barn with concrete tack area & stall area, interior water hydrant, rubber matted stalls, dirt floor loafing area, outdoor steel livestock pens, & three automatic livestock waterers for year-round convenience. The impressive 80' x 100' indoor riding arena with ideal sand footing creates exceptional flexibility &mdash; continue operating it as an equestrian facility, or easily adapt the space into a substantial shop, hay shed, calving/production sale barn, machine storage building, or multi-purpose agricultural structure to suit your vision. Perfectly positioned only 10 minutes from Bowden, 15 minutes from Olds, & approx. 1 hour from YYC, this property offers the rare balance of peaceful country seclusion with convenient access to schools, shopping, services, community amenities, and world wide travel access. Whether your dream is to build a thriving farm operation, raise horses or purebred livestock, create a multi-family country retreat, or simply live a quieter & more meaningful rural lifestyle, this one-of-a-kind property delivers endless opportunity in an unforgettable setting.