



19472 Township Road 355
Big Valley, Alberta

MLS # A2321043



\$2,950,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	2,016 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	-		
Lot Size:	467.95 Acres		
Lot Feat:	-		

Heating:	In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Big Valley
Basement:	Full	LLD:	32-35-19-W4
Exterior:	-	Zoning:	AG
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bidet, Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water		
Major Use:	Cow		

Turn-key ranching opportunities like this are increasingly difficult to find. Located in the heart of Alberta's ranch country near Big Valley in Stettler County, this exceptionally well-developed 468-acre ranch combines a quality custom home, dependable water supply, income-producing assets, and the infrastructure needed to support a productive cattle operation. With grazing land currently supporting approximately 75 cow-calf pairs, this is a ranch built for both lifestyle and functionality—all set against a backdrop of rolling prairie views and remarkable privacy. This ranch is exceptionally well equipped for both day-to-day operations and long-term productivity. An impressive 80' x 50' 2015 industrial shop, with 18X24 foot overhead doors, in-floor heat & mezzanine provides ample space for equipment storage and maintenance. While the 55' x 40' barn features a dedicated maternity pen setup to support efficient calving and livestock management. The property also includes an uncertified feedlot, a 50' x 100' Cover-All building, tire waterers, extensive livestock handling facilities, and a well-planned handling system designed to maximize pasture utilization and operational efficiency. Additional infrastructure includes free-standing panels, grain bins, fuel tanks, feed bins, wind fences, bale feeders, a livestock scale, squeeze chute and more - improvements that reflect years of thoughtful planning and investment. Water security is a major asset, with two strong wells servicing the operation, while annual oil revenue of approximately \$11,800 helps offset operating costs while providing an additional income stream. Built in 2009 on an ICF foundation, the custom ranch-style home offers over 3,400 sq. ft. of developed living space with 5 bedrooms, 3 bathrooms, and a layout designed for both family life and the realities of rural living. The heart of the home is the expansive open-concept

kitchen, dining, and living area, where hickory cabinetry, a wood-burning stove, and large windows create a warm and inviting gathering space. Two full-length covered composite decks span both sides of the home, while a full-length concrete patio below provides additional outdoor living space and uninterrupted views of the surrounding countryside. Designed with practicality in mind, the home features main-floor laundry and pantry space, a built-in Murphy bed, two versatile bonus rooms ideal for storage, crafting, or additional pantry use, a spacious mudroom, oversized mechanical room, in-floor heat in both the basement and attached 20' x 30' garage, and thoughtful storage throughout. Whether you're looking to expand an existing operation or step directly into a fully functioning legacy ranch, this property offers the rare combination of quality improvements, dependable infrastructure, supplemental income, operational efficiency, privacy, and panoramic views—all in one exceptional package.