



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

**MLS # A2326523**



**\$999,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,414 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	66.06 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Many Trees, No Neighbours Behind, Pasture, Secluded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	36-44-4-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Freezer, Pool Table, Wall Mount Bracket

**STUNNINGLY MODERN COUNTRY HOME ON 67 ACRES – AN EQUESTRIAN & HOBBY FARM DREAM!** Just 7 minutes from Bluffton, 15 minutes northwest of Rimbey, located directly on a school bus route, this exceptional 67-acre property offers the perfect balance of modern comfort, privacy, and functionality. The spacious 2,400 sq. ft. home was significantly enhanced with a west addition completed in 2012, creating an expansive, thoughtfully designed layout ideal for families and entertaining. The bright, open-concept main floor is filled with natural light from oversized windows and features a generous dining area that flows seamlessly into the impressive kitchen. Designed with the home chef in mind, the kitchen boasts a large island, extensive counter space, a commercial-sized fridge/freezer combination, and a gas range. The main level also offers three bedrooms, a spacious home office, a beautifully updated four-piece bathroom, a massive recreation/family room perfect for entertaining, main-floor laundry, and a convenient two-piece powder room tucked off the oversized mudroom. The nearly finished basement provides even more living space with two additional bedrooms, a five-piece bathroom, a separate family room already plumbed for a future wet bar, and an abundance of storage with room for future development if desired. Outside, you'll appreciate the mature shelter belt that surrounds the yard, providing outstanding privacy and protection from the elements. The outbuildings are perfectly suited for horse enthusiasts, hobby farmers, or anyone needing exceptional workspace and storage. Improvements include: 24' x 24' insulated garage with electric heat, 36' x 60' shop with heated insulated workspace and cold storage, 62' x 18' machine shed, heated 25' x 40' tack room with upgraded 100-amp service, box stall barn with 12' x

12' stalls and all new wiring, 46' x 72' training and hay barn, 23' x 64' machine shed currently configured as additional box stalls, chicken coop, and a large outdoor riding arena with upgraded sand footing. The land is exceptionally well planned, featuring approximately a 10-acre yard site with pens and buildings, a 7-acre pasture, two 6-acre treed pastures, a 17-acre grazing pasture, and 21 acres of mature shelter bush with dugout. Numerous swing gates make moving livestock simple and efficient, while two high-producing water wells provide an excellent water supply. Whether you're searching for turnkey acreage living, an equestrian property, a productive hobby farm, or a peaceful rural retreat with room to grow, this one-of-a-kind property delivers OUTSTANDING VALUE, versatility, and country living at its finest.