



GRASSROOTS
REALTY GROUP

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383066 and 383054 7-3 Range
Rural Clearwater County, Alberta

MLS # A2333472



\$2,645,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: 3 **Baths:** 3

Garage: -

Lot Size: 153.74 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Rocky Mountain House

Basement: -

LLD: 21-38-7-W5

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Mixed

Situated just 11 kilometers from Rocky Mountain House along a paved route, this exceptional 153.74-acre farm seamlessly blends luxury country living with proven income potential. The property serves as a versatile investment powerhouse, currently generating \$45,000 in annual revenue across three established streams: leased cultivated land, an active oil lease, and a meticulously renovated two-bedroom homestead. Complete with its own separate driveway and utilities, the original homestead guarantees complete privacy for both the owner and tenant while adding a strong contribution to the overall bottom line. The centerpiece of the estate's infrastructure is a newly built 40x60 metal shop engineered for high-level utility. Outfitted with massive exterior side shelters for large machinery, the interior was specifically crafted to accommodate a potential fourth income stream, featuring a walk-in cooler alongside a large, enclosed workspace fully equipped with water and electrical hookups ideal for specialized agricultural processing or a home business. The land itself encompasses 123 cultivated acres, most recently seeded in barley, with the remainder dedicated to lush pasture and scenic treed areas anchored by a year-round creek. For investors looking down the road, there is also potential for future subdivision subject to Clearwater County approval. At the heart of the property sits the grand main residence, a 2006-built, 1.5-story masterpiece spanning over 3,800 square feet of thoughtfully designed living space. The architectural centerpiece is a stunning, two-story floor-to-ceiling fieldstone fireplace surrounded by soaring windows that capture breathtaking mountain views. The upper-level loft serves as a private primary retreat complete with a five-piece ensuite, dual closets, and a newly added wall-to-wall folding door that can be opened for extra natural

light or closed off for complete peace and quiet. An open-concept chef's kitchen and dining room cater effortlessly to entertaining, equipped with a large prep island, a dedicated pantry, and direct garden door access to the back deck. Oversized secondary bedrooms throughout the home feature double closets and expansive windows to take full advantage of the landscape, while key mechanical upgrades—including a brand-new \$20,000-plus boiler system installed in April 2025—provide total peace of mind. This high-infrastructure estate offers a rare opportunity where luxurious comfort and commercial versatility coexist seamlessly.