



GRASSROOTS
REALTY GROUP

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370040 Range Road 4-0
Rural Clearwater County, Alberta

MLS # A2336373



\$1,250,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	2,067 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversi		
Lot Size:	152.83 Acres		
Lot Feat:	Farm, Many Trees, Native Plants, Pasture, Private, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Laminate, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Spruce View
Basement:	None	LLD:	1-37-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Major Use: Beef, Hobby Farm, Mixed, Pasture, Recreational

Welcome to the ultimate small-scale farming paradise—a turnkey 153-acre property offering the perfect balance of productive agricultural land and peaceful, treed privacy. Situated on a quiet no-exit road just 15 minutes to Spruce View, 30 minutes to Sylvan Lake, and 40 minutes to Red Deer and borders Red Deer County & Clearwater Counties. This versatile property generates \$3,200 per year in surface well income and provides endless potential for livestock, homesteading, hunting (loads of moose & deer), or multi-generational recreation. Looking to start ranching and hit the ground running? 18 head of cattle could be negotiated and with the purchase. The agricultural footprint features approximately 73 acres of fenced and cross-fenced pasture, set up for rotational grazing using solar electric fencing and with three dugouts—effortlessly capable of supporting 30+ cow-calf pairs. At the heart of the remaining 80-acre treed homesite and lower grazing area sits an extensively updated bungalow spanning just over 2,000 square feet. The 3-bedroom, 2-bathroom layout boasts two spacious living areas with 9' ceilings throughout, a spacious kitchen with new appliances, center island and walk-in pantry, a cozy Blaze King wood-burning stove, the large primary features a renovated 5pc ensuite with his and hers sinks, free standing tub, large separate shower and huge walk-in closet. The laundry room includes all the utility as well as an iron filtration system. Modern upgrades just completed throughout including new flooring, paint, trim, appliances, and fully renovated bathrooms. Outdoor living shines with a massive 40' x 12' covered south-facing deck overlooking the picturesque acreage with 4 person hot tub. The outbuildings and recreational amenities include a 24' x 32' insulated and heated shop equipped with 12' ceilings and

220V wiring, alongside two 20' storage seacan containers. Guests will love the private, insulated 10x12 cabin and dedicated 1/3-acre group camping spot complete with an outhouse, all connected by an extensive network of walking paths winding throughout the trees. Various sheds, chicken coops and animal shelters included. Whether you are looking to launch a cattle ranch, live a self-sufficient lifestyle, or rent out the pasture for passive income, this quiet country oasis offers everything you need to live your best rural life. GST may apply.