



GRASSROOTS
REALTY GROUP

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36033 Range Rd 40
Rural Red Deer County, Alberta

MLS # A2185495



\$1,386,000

Division: NONE

Cur. Use: -

Style: -

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

Beds: - **Baths:** -

Garage: -

Lot Size: 157.89 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Spruce View

Basement: -

LLD: 6-36-3-W5

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Mixed

158 Acres & Two Titled Parcels in Prime Central Alberta land with Rocky Mountain Views This expansive 158-acre property in Red Deer County is a rare and versatile offering—two separate titles combine to create a unique blend of productive farmland, private pasture, and homestead potential, all set against the stunning backdrop of Alberta's Rocky Mountains. Land Breakdown: 74.44 acres of cultivated cropland 83.45 acres of private pasture and homestead land Key Features: Fully perimeter-fenced and turnkey for livestock Complete high-quality steel corral system and cattle-handling setup Perfect for farming, ranching, or a rural business venture Incredible privacy, yet easily accessible via gravel road Whether you're looking to expand your agricultural operation or build a quiet country lifestyle, this property offers exceptional functionality, flexibility, and long-term value. Heritage Home & Utilities The original farmhouse is rich with character, built from solid fir and topped with a durable tin roof. While it requires updates, it's a solid foundation for customization. The main floor includes a kitchen, living area, sunken family room, one bedroom, small bathroom, and laundry room. Upstairs you'll find three more bedrooms and a spacious rumpus room. Included appliances: fridge, stove, dishwasher, washer, and dryer Heating: Wood-burning stove for cozy, year-round comfort Water: Three wells (1 soft, 2 hard), with filtration system Septic: Updated in 2017 Infrastructure for Serious Agriculture Barn: Heavy-duty metal barn with 8 large birthing/bull stalls, power, water, and a bathing area Quonsets: Large (40' x 120') & 12 metal horse stalls, powered Medium (40' x 60') & Straight-sided, ideal for riding, auctions, and events Additional Outbuildings: 120-ft metal shop with multiple bays, drive-through access,

and oil pit 200-ft bull shelter with 6 paddocks, auto-waterers, and steel fencing Several three-sided livestock shelters (both newer and older) Livestock System: 16 interlocking pastures 14 auto-waterers on cement pads (not all in use) Storage: 4 steel grain bins 3 large fuel tanks included Recreational Value & Lifestyle: Located in Alberta's famed recreational corridor, this property offers great access to outdoor adventure—trout fishing along the Raven River, trophy hunting, hiking, and horseback riding are all nearby. Nearby Attractions & Distances: Swan Lake — 40 min Banff — 1.5 hrs Cochrane — 1 hr Calgary International Airport — 1 hr 15 min Edmonton International Airport — 1.5 hrs Spruce View — 8 min Innisfail — 20 min Olds — 35 min Red Deer — 40 min Community Spruce View is a friendly rural community offering amenities like grocery stores, restaurants, and regular local events—everything you need, close to home. Property Taxes: \$2,261.85