

\$1,500,000 - 371060 Range Road 4-1, Rural Clearwater County

MLS® #A2114683

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 160.00 Acres

N/A, Rural Clearwater County, Alberta

Welcome to your dream farm estate nestled in the heart of serene countryside. This meticulously designed property offers a complete farm setup perfect for a variety of agriculture endeavors.

THE LAND: This quarter is a full 160 acres with 140 acres arable, 12 acres of low land pasture and 8 acres of building site. The 140 acres of arable land has 45 acres hay land seeded to an Alfalfa, Brome, and Timothy mix in 2023, 85 acres of established Alfalfa grass mixture, and 10 acres of pasture. The 85 acres of established hay produced 182 large round bales in the first cut and without fertilizer.

MAIN RESIDENCE: Built-in 2016, this beautifully crafted bungalow with a fully finished basement exudes modern elegance and functionality. ICF construction from footing to eaves ensures durability meets energy efficiency seamlessly. The exterior boasts a striking blend of Maibec CanExel and stone veneer siding, and metal roof, showcasing impeccable craftsmanship. Upon entering, natural light floods through the open-concept living spaces. The main floor spans 1,832 sq. ft., featuring a spacious living area, a chef's kitchen adorned with premium appliances, and a dining area perfect for gatherings. Two bedrooms on the main level offer comfort and convenience, including a luxurious 5-piece ensuite and large walk-in closet in the master bedroom, a 4-piece bathroom, main floor



laundry, and office. The fully finished basement expands the living space to an additional 1,726 sq. ft., accommodating two more bedrooms, a stylish 3-piece bathroom, and a recreation area. In-floor hot water heating ensures year-round comfort, while the roughed-in fireplace adds potential for further customization. Additional features include a main floor laundry, a high-efficiency forced-air natural gas furnace, and easy-to-maintain vinyl plank flooring. The attached 27' x 30' garage provides ample space for vehicles and storage, with two overhead doors in front and a convenient overhead side door for your quad.

CABIN/OFFICE: Built-in 1988, on a preserved wood foundation with 592 sq. ft. of finished space. The single bedroom and 4-piece bathroom cater perfectly for cabin or as a farm office. The exterior has vinyl siding, and asphalt shingles replaced two years ago. Services include power, natural gas, and phone line.

AMENITIES: Beyond the residences, this farm estate boasts a range of functional amenities designed to support a variety of agricultural endeavors. A round-roof barn dating back to 1945 offers ample space for livestock housing, while a Quonset shop and open machine shelter provide additional flexibility for various farming operations. An open-front animal shelter and roller mill house round out the offerings, ensuring all aspects of farm life are accommodated.

CONCLUSION: With its blend of modern luxury and rural charm, this farm estate presents a rare opportunity to experience country living at its finest.

Essential Information

MLS® #	A2114683
Price	\$1,500,000

Sold Price	\$1,400,000
Bathrooms	0.00
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	371060 Range Road 4-1
Subdivision	N/A
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0X0

Interior

Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
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Exterior

Lot Description	Cleared, Farm, Gentle Sloping
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Additional Information

Date Listed	March 15th, 2024
Date Sold	July 17th, 2024
Days on Market	124
Zoning	Agriculture
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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