

\$1,499,000 - 361052 Range Road 5-1, Rural Clearwater County

MLS® #A2121142

\$1,499,000

5 Bedroom, 4.00 Bathroom, 3,100 sqft
Residential on 154.96 Acres

NONE, Rural Clearwater County, Alberta

1998 Walk-out Bungalow, Attached Garage,
RIDING ARENA, BARN, SHOP

Down a Private NO EXIT road, JUST 1¼ mi off paved Hwy 54 & Stauffer Hwy, you find a long, PRIVATE winding Rail fenced driveway. Nestled in beautiful mature trees & beautifully landscaped yard, is a 1998 Custom built, Fully developed, 5 Bdrm/4 Bthrm sprawling WALK-OUT Bungalow w oversized, attached DB garage, both w Infloor Heat, bragging 3,100 sqft. of living space. Backing onto a peacefully treed, Spring-fed Coulee with a seasonal creek & wildlife galore. These folks retired from the Horse business & finally ready to part with their beautiful HORSE property! 2005-60x130ft Well built INDOOR ARENA, on concrete grade beam w Sand footing. OUTDOOR ARENA "approx 60x140"™ enjoys easy access from the Barn or Indoor Arena. 1999 Front BARN "32"™x46"™ + 32"™x32"™ added in 2005 is attached INDOOR RIDING ARENA with 100 & 220Amp power ran. Less than ¼ mile to the Raven River, this 153 Acres is fenced & Cross-fenced with approx 25 Acres of trees & 130 arable acres, with NEW HAY just seeded in 2024. The BARN has Water Hydrant, concrete Alley, Seven 11"™x12"™ Box stalls + extra-large Stud stall, w floors lined with bridge timber &/or rubber, attached 12"™x30"™ covered lean-to. The 16x48"™ insulated, fully serviced front Mezzanine, has power, hot &



cold water, furnace, a cozy wood stove, 3 rooms & 4 pc Bthrm. Hot and cold taps outside mezzanine with cement wash pad. Tack room accesses the front Mezzanine or Barn. The 24'x30'x12' insulated, heated, Log-sided SHOP has tin roof, concrete floor & a 12'x16' overhead door. Several pipe Corral pens with three Auto-waterers & a shelter & Grain bin used for storage are included. 10 Mins E of Caroline, S of Rocky Mtn House, W of Innisfail & the West Country, N of Sundre, very centralized, with hunting in your own backyard. Many more amenities are obvious when you see this beauty.

Built in 1998

Essential Information

MLS® #	A2121142
Price	\$1,499,000
Sold Price	\$1,450,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,100
Acres	154.96
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	361052 Range Road 5-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Driveway, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Farm
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	December 15th, 2024
Days on Market	244
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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