

\$2,200,000 - 403062 Range Road 5-3, Rural Clearwater County

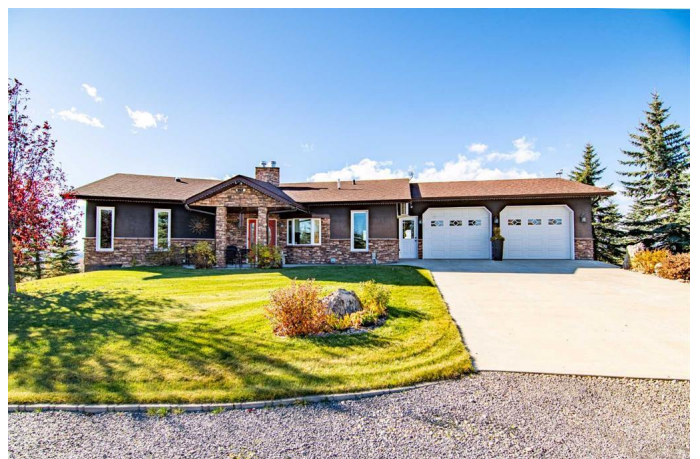
MLS® #A2231169

\$2,200,000

4 Bedroom, 3.00 Bathroom,
Agri-Business on 145.76 Acres

NONE, Rural Clearwater County, Alberta

Exquisite Estate style Bungalow with breathtaking panoramic views of the Rocky Mountains. This rare property offers the perfect blend of luxury, privacy, and natural beauty. Set on 146+ acres behind a gated driveway, this custom-built, floor to ceiling ICF, 3,388 square home with a fully developed walkout basement was designed to showcase the sweeping mountain views from nearly every room. The main floor features a dramatic wall of windows, a full-length balcony open-concept living with a double-sided stone fireplace, and a gourmet kitchen with granite countertops, ceiling-height cabinetry, high-end appliances, and oversized island. The spacious primary suite includes private deck access, a walk-in closet, and a 3 piece en-suite. Second bedroom, custom home office with built-ins, and large laundry and mudroom complete the main level. The walkout basement is ideal for family life and entertaining, offering a large media room, open games and family area, a built-in sauna, and direct access to the outdoor hot tub for the ultimate spa-at-home experience. Outside, the landscaping is beautifully designed and meticulously maintained lawn, and serene pond with a cascading waterfall that creates a peaceful park-like atmosphere. Additional features include a private RV campsite with power and water hookups for up to seven units, a 50x50 shop (1/2 heated) epoxy floors



and a loft office, an attached double garage, a detached 24x24 garage, and multiple storage sheds. This is truly a rare opportunity to own a luxury rural home with unmatched views, thoughtful design, and multiple income streams. Potential income from hay, cattle grazing, and oil lease revenue. Located just off the pavement and only 20 minutes from Rocky Mountain House and 45 minutes from Red Deer. Wow, is all you can say about this pristine property!

Built in 2010

Essential Information

MLS® #	A2231169
Price	\$2,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Acres	145.76
Year Built	2010
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	403062 Range Road 5-3
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Amenities

Utilities	Electricity Paid For, Natural Gas Connected
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Driveway, Electric Gate, Gravel Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Steam Room, Walk-In Closet(s), Wet Bar, Wired for Sound, Sauna
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Oven
Heating	In Floor, Fireplace(s), Natural Gas, Boiler, Wood Stove
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard, RV Hookup, Storage
Roof	Asphalt Shingle
Construction	Stucco, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	June 13th, 2025
Days on Market	59
Zoning	Ag

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.