

\$2,250,000 - 403062 Range Road 5-3, Rural Clearwater County

MLS® #A2231169

\$2,250,000

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

NONE, Rural Clearwater County, Alberta

One-of-kind West Country estate home with breathtaking, full 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 three-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 20 minutes from Rocky Mountain House and 45 minutes from Red Deer.

Essential Information

MLS® #	A2231169
Price	\$2,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Acres	145.76
Type	Agri-Business
Sub-Type	Agriculture
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

Interior

Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer
------------	---

Additional Information

Date Listed	June 13th, 2025
Days on Market	16
Zoning	Ag

Listing Details

Listing Office

Royal LePage Tamarack Trail Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.