

# \$2,125,000 - 403062 Range Road 5-3, Rural Clearwater County

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MLS® #A2231169

**\$2,125,000**

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      | \$2,125,000   |
| 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, Driveway, Electric Gate, Garage Door Opener, Gravel Driveway, Heated Garage |
| # of Garages | 2                                                                                                   |

## Interior

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

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Private Entrance, 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 | 117             |
| Zoning         | Ag              |

## Listing Details

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

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