



36033 Range Rd 40 , Rural Red Deer County, Alberta - \$1,386,000



Main Photo

Property Description

158 Acres – Two Titled Parcels in Prime Central Alberta land with Rocky Mountain Views

This expansive 158-acre property in Red Deer County is a rare and versatile offering—two separate titles combine to create a unique blend of productive farmland, private pasture, and homestead potential, all set against the stunning backdrop of Alberta's Rocky Mountains.

Land Breakdown:

74.44 acres of cultivated cropland

83.45 acres of private pasture and homestead land

Key Features:



P:

Fully perimeter-fenced and turnkey for livestock
Complete high-quality steel corral system and cattle-handling setup

Perfect for farming, ranching, or a rural business venture
Incredible privacy, yet easily accessible via gravel road
Whether you're looking to expand your agricultural operation or build a quiet country lifestyle, this property offers exceptional functionality, flexibility, and long-term value.

Heritage Home & Utilities

The original farmhouse is rich with character, built from solid fir and topped with a durable tin roof. While it requires updates, it's a solid foundation for customization. The main floor includes a kitchen, living area, sunken family room, one bedroom, small bathroom, and laundry room. Upstairs you'll find three more bedrooms and a spacious rumpus room.

Included appliances: fridge, stove, dishwasher, washer, and dryer

Heating: Wood-burning stove for cozy, year-round comfort

Water: Three wells (1 soft, 2 hard), with filtration system

Septic: Updated in 2017

Infrastructure for Serious Agriculture

Barn: Heavy-duty metal barn with 8 large birthing/bull stalls, power, water, and a bathing area

Quonsets:

Large (40' x 120') - 12 metal horse stalls, powered

Medium (40' x 60') - Straight-sided, ideal for riding, auctions, and events

Additional Outbuildings:

120-ft metal shop with multiple bays, drive-through access, and oil pit

200-ft bull shelter with 6 paddocks, auto-waterers, and steel fencing

Several three-sided livestock shelters (both newer and older)

Livestock System:

16 interlocking pastures

14 auto-waterers on cement pads (not all in use)

Storage:

4 steel grain bins

3 large fuel tanks included

Recreational Value & Lifestyle:

Located in Alberta's famed recreational corridor, this property offers great access to outdoor

adventure—trout fishing along the Raven River, trophy hunting, hiking, and horseback riding are all nearby.

Nearby Attractions & Distances:

Swan Lake – 40 min

Banff – 1.5 hrs

Cochrane – 1 hr

Calgary International Airport – 1 hr 15 min

Edmonton International Airport – 1.5 hrs

Spruce View – 8 min

Innisfail – 20 min

Olds – 35 min

Red Deer – 40 min

Community

Spruce View is a friendly rural community offering amenities like grocery stores, restaurants, and regular local events—everything you need, close to home.

Property Taxes: \$2,261.85

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: Real Estate Centre - Coaldale

Photos
Coming
Soon



P: