



## 371022 Range Road 6-1 , Rural Clearwater County, Alberta - \$1,150,000



Main Photo

### Property Description

Invest in a Lifestyle and a Legacy... The Caroline & District Golf Course presents a rare opportunity to own and operate a beloved 18-hole golf course nestled in the heart of Alberta's breathtaking West Country. Located just minutes north of Caroline and a short drive from Rocky Mountain House and Red Deer, this property is ideally positioned to attract both local and tourist traffic throughout the golf season. This is a par-70 course that stretches 5,679 yards on 155 acres and is known for its relaxed atmosphere and challenging layout. Supporting the course is a spacious clubhouse (2364.25 sqft) featuring a licensed restaurant and lounge, perfect for hosting tournaments, private events, or casual dining. The property also includes 11 serviced camping stalls (power/eater), providing convenient accommodations for overnight guests and traveling golfers. There is a sani-dump onsite for guest convenience. Additionally, there is an older 2-storey 1445.75 sqft house with living quarters that offers flexibility for staff housing or potential rental income. Property is not on municipal sewer/water; there is a septic system and 2 drilled wells.



Whether you're a golf enthusiast, savvy investor, or entrepreneur seeking to create a destination retreat, the Caroline & District Golf Course offers exceptional potential for both return on investment and a rewarding lifestyle.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

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

*Courtesy Of: RE/MAX real estate central alberta*



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