

31536 Range Road 61
Rural Mountain View County, Alberta

MLS # A2286933



\$1,925,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,977 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Quad or More Detached, RV Access/Parking		
Lot Size:	43.32 Acres		
Lot Feat:	Landscaped, Pasture, Treed		

Heating: In Floor, Forced Air

Water: Well

Floors: Carpet, Hardwood

Sewer: Septic Field, Septic Tank

Roof: Metal

Condo Fee: -

Basement: Full

LLD: 35-31-6-W5

Exterior: Vinyl Siding

Zoning: Ag -2

Foundation: Poured Concrete

Utilities: -

Features: Bar, Walk-In Closet(s)

Inclusions: Starlink and Network Equipment

OPEN HOUSE SATURDAY, APRIL 25 2-4PM | WHISPERING GROVE RANCH | Where Natural Beauty Meets Equestrian Excellence
Set against a breathtaking backdrop of mature forest & open pasture, this thoughtfully designed 43-acre equestrian estate just west of Bergen offers an exceptional blend of privacy, functionality, and natural beauty. The landscape features treed riding trails, practical paddocks, indoor & outdoor training facilities and a beautifully landscaped yard. A gated entrance creates a strong sense of arrival and provides security, opening to a well-planned yard with ample space for trailers, parking, and turnaround. At the heart of the property is the impressive 84' x 180' indoor heated riding arena with premium, dust-controlled footing. South-facing windows provide excellent natural light, while small and large overhead doors, a stripping chute, return alley, spacious tack-up area and spectator viewing deck make the setup ideal for roping and cowhorse work. The heated five-stall barn is equally well appointed with rubber-coated floors, rubber-matted stalls with safety-built walls, and a large tack room featuring a unique 360-degree revolving tack door for efficient daily use. Outdoor facilities include a professionally graded 110' x 170' outdoor arena beautifully sheltered by trees, a round pen, and six plank-fenced paddocks, one of which offers direct alley access to the indoor arena. The residence offers timeless appeal with a traditional layout and has been recently painted throughout. A wrap-around deck overlooks the grounds and includes a gas line for BBQs, while the lower patio—wired for a hot tub—creates a private outdoor retreat. The driveway and lower patio feature durable recycled rubber paving. Inside, the main floor includes a generous formal dining room, a spacious formal living room, and a charming

south-facing sitting room with a wood-burning river rock fireplace—perfect for sun-filled morning coffees. The expansive kitchen features miles of oak cabinetry, a large island with breakfast bar, gas stove, and patio doors opening to the south deck. A boot room with main-floor laundry includes a GE Profile 2-in-1 washer/dryer combo and provides access to the oversized heated double attached garage. Upstairs are four bedrooms, including a massive primary suite. The fully developed basement with in-floor heat offers a media room, bar area, flex space for a gym or games room, and a fifth bedroom. Additional amenities include a 30' x 56' heated and insulated shop, RV gravel pad overlooking a picturesque pond, secluded she-shed and firepit area, and an impressive chicken coop with enclosed outdoor run, divided hen house, and automatic door. The property features a strong drilled well (5 GPM when last tested) and a whole-house reverse osmosis system. This is a rare opportunity to acquire a fully turn-key equestrian estate in an extraordinary property.