

**390039 Range Road 5-4**  
**Rural Clearwater County, Alberta**

**MLS # A2184539**



**\$2,364,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	154.00 Acres		
<b>Lot Feat:</b>	Back Yard, Corners Marked, Farm		

<b>Heating:</b>	Forced Air, Natural Gas, Propane, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	4-39-5-W5
<b>Exterior:</b>	Metal Frame, Metal Siding , See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Paid For
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Tables and Chairs, Bleachers, Tack Lockers, Horse Shelters, Attached metal panels, attached metal gates, grooming tractor, groomer, 2 Sheds, 1 SeaCan. furniture in Viewing rm. 12 feeders. A DETAILED LIST of Inclusions can be provided.

Spur West is a premier equestrian or commercial facility, spanning 154 acres with 121 acres of its own productive Hayland. Conveniently located off paved Hwy 11 and RR 5-4, just 34 minutes West of Red Deer OR 12 minutes East of Rocky Mountain House, AB.&nbsp; It offers a 25,000 sqft&nbsp;(100x250x20ft) Engineered Steel,&nbsp;fully insulated,&nbsp;HEATED ARENA or commercial space built, in 2015, with,&nbsp;a wash bay, tack room & staging arena,&nbsp;multiple overhead doors. Equipped with 2 radiant heaters, 2 HRV systems & an industrial fan, it is&nbsp;Event-ready for jumping, reining, ranch roping, 4H events, clinics, and more, with 15 pens, 10 paddocks & 5 auto-waterers. The facility includes a Viewing Lounge with a kitchen, 2 accessible Bthrms, plus a partially finished 34' x 100' Upper Mezzanine with roughed-in utilities for a kitchen, 6 Bthrms & 2 showers. The 2022-built barn (84' x 36') features 12 removeable stalls, all with auto-waterers, radiant heat, HRV & a 14ft wide full Length Lean-to & an additional 80' x 40' x 16' Equipment / Hay shed, 8 large Steel pipe pens & fenced pastures.&nbsp; An 150 x 240 x 6ft Steel RANCH Panel OUTDOOR Sand ARENA with 3 Gates, 2 are Over-Head Ride-Thru Gates. Residential options include a 2013 Modular Home (1,520 sq ft, 4 Bdrm / 2 Bth) & an optional 2nd Home-a 2013&nbsp;All season&nbsp;Knotty Pine Cabin (2 Bdrm/1 Bth)could be available for purchase. Utilities include 2 water wells, 2 septic systems, natural gas & propane. The property offers a stunning Mountain View, beautiful landscaping with over 1,000 trees, an upgraded power system & full PAVED access. Hwy 11 twinning planned for 2025, will most certainly increase&nbsp;the property value! A turn-key, income producing&nbsp;operation includes&nbsp;all necessary equipment

to run a successful&nbsp;business,&nbsp; OPTIONS to exclude Home &/or Equestrian equipment for a reduced price, if you wish to keep it to yourself & build your DREAM HOME.&nbsp; A rare opportunity for those seeking size, location & quality!&nbsp;See the Commercial Land and Buildings ONLY Listing- MLS A2193375