

# \$2,099,000 - 34066 Range Road 45, Rural Mountain View County

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MLS® #A2246965

**\$2,099,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 160.00 Acres

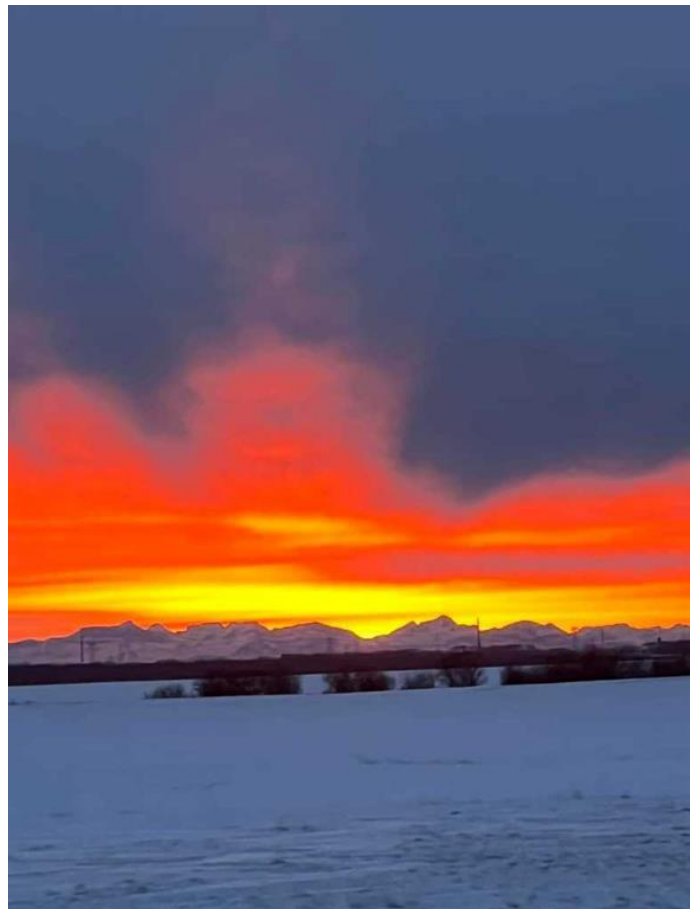
NONE, Rural Mountain View County, Alberta

If you've always dreamed of the perfect farm setting, there's no need to look any farther than right here! This farm comes complete with a well thought out farm yard starting with two homes (2511 & 1231 sq ft), a 40x60 shop, a 40x80 quonset that can double as a riding area for training, 2 wells, really cool hip roof barn and corrals with shelters for your critters. With 102 acres of pasture(30 pairs +/-) and 41 acres in hay, this is the perfect starting package for the would be farmer. Located 15 minutes NE of Sundre on a dead end road, close to the Big Red Deer river, the setting is not only peaceful, it's a handy distance to Sundre, Olds, Red Deer or Calgary. If you're into golf, Forest Heights Golf Course is 1/2 a mile up the road. AND.....2 major bonuses? The incredible Rocky Mountain view and \$16,000+ in revenue!! Well set up and well cared for farmsteads on full, uncut, quarters are a rarity today and the opportunities are endless with this beauty. Call your favorite REALTOR today and come have a look at this gem before it's gone!

Built in 1980

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2246965    |
| Price     | \$2,099,000 |
| Bathrooms | 0.00        |



|            |               |
|------------|---------------|
| Acres      | 160.00        |
| Year Built | 1980          |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 34066 Range Road 45        |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M1X0                     |

### Amenities

|              |                                |
|--------------|--------------------------------|
| Utilities    | Electricity Connected, Propane |
| Parking      | Double Garage Detached         |
| # of Garages | 2                              |

### Exterior

|              |                  |
|--------------|------------------|
| Roof         | Metal            |
| Construction | Composite Siding |
| Foundation   | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 95               |
| Zoning         | AG               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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