

\$1,295,000 - 253040 Township 214, Rural Vulcan County

MLS® #A2235719

\$1,295,000

3 Bedroom, 3.00 Bathroom, 1,293 sqft

Agri-Business on 105.60 Acres

NONE, Rural Vulcan County, Alberta

105.64 Acres â€” Scenic Hobby Farm or Ag Property Near Carseland

This exceptional 105.64-acre property offers versatility, privacy, and panoramic views just 1½ mile off the highway with a 1-mile private gravel access road. The land includes 32 acres with permanent irrigation water rights, approx. 80 fenced acres across 3 pastures, a year-round creek, and approx. ¾ mile of canal frontage. Irrigation infrastructure includes an 8" aluminum line from the canal and 4" underground lines in the south pastures with 3 connection points.

At the heart of the property is an incredible, well-maintained 1293 sq ft homeâ€”originally built in 1941, relocated to site and fully renovated in 2001. The home features 3 bedrooms, 3 bathrooms, a main floor office, original oak hardwood floors, updated kitchen appliances, and a stunning sunroom with wood beams, triple-pane windows, abundant natural light, and breathtaking views overlooking the Bow River Valley (renovated in 2023). Enjoy a gas fireplace in the living room, a wood-burning stove in the basement, a lower-level wine cellar/storage room, and a metal-coated tile roof with a 50-year warranty (installed 2009). The yard is serviced by underground drip irrigation with 4 zones for efficient and lush landscaping.

Additional property highlights include a heated 28x30 ft garage/shop, multiple storage sheds, a garden shed with attached glass greenhouse, a Lynx dog kennel, a cedar hot



tub enclosure, and a 23-ft above-ground cedar pool with heat pump. Multi-level wood decks surround the home and pool area, perfect for relaxing or entertaining.

Naturally soft well water (13 gpm), a 3" natural gas line to the yard (ideal for future greenhouse use), and stunning Bow River Valley scenery make this a rare and highly desirable opportunity for hobby farming, equestrian pursuits, or agri-business development. Just a 10-minute drive to local amenities in Carseland, including the Nutrien Plant, Speargrass Golf Club, Carseland elementary school, and a grocery store.

Built in 1941

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2235719 |
| Price | \$1,295,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,293 |
| Acres | 105.60 |
| Year Built | 1941 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 253040 Township 214 |
| Subdivision | NONE |
| City | Rural Vulcan County |
| County | Vulcan County |
| Province | Alberta |
| Postal Code | T0T 0M0 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Satellite Internet Available |
| Parking | Double Garage Detached, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Beamed Ceilings |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas, Electric |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Kennel |
| Lot Description | Creek/River/Stream/Pond, Dog Run Fenced In, Pasture, Views, Farm |
| Roof | Tile |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 3 |
| Zoning | 97-017 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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