

# \$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 ½ 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	8
Zoning	97-017

### Listing Details

Listing Office	MaxWell Canyon Creek
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