

\$1,150,000 - 3710022 Range Road 6-1, Rural Clearwater County

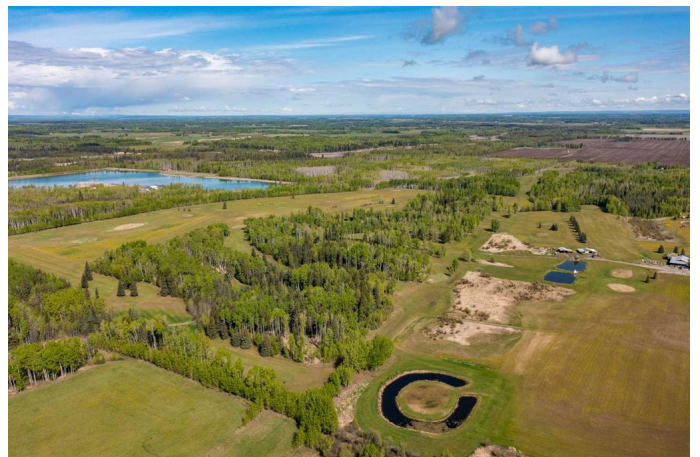
MLS® #A2227874

\$1,150,000

0 Bedroom, 0.00 Bathroom,
Commercial on 155.64 Acres

NONE, Rural Clearwater County, Alberta

Invest in a Lifestyle and a Legacy... The Caroline & District Golf Course presents a rare opportunity to own and operate a beloved 18-hole golf course nestled in the heart of Alberta's breathtaking West Country. Located just minutes north of Caroline and a short drive from Rocky Mountain House and Red Deer, this property is ideally positioned to attract both local and tourist traffic throughout the golf season. This is a par-70 course that stretches 5,679 yards on 155 acres and is known for its relaxed atmosphere and challenging layout. Supporting the course is a spacious clubhouse (2364.25 sqft) featuring a licensed restaurant and lounge, perfect for hosting tournaments, private events, or casual dining. The property also includes 11 serviced camping stalls (power/eater), providing convenient accommodations for overnight guests and traveling golfers. There is a sani-dump onsite for guest convenience. Additionally, there is an older 2-storey 1445.75 sqft house with living quarters that offers flexibility for staff housing or potential rental income. Property is not on municipal sewer/water; there is a septic system and 2 drilled wells. Whether you're a golf enthusiast, savvy investor, or entrepreneur seeking to create a destination retreat, the Caroline & District Golf Course offers exceptional potential for both return on investment and a rewarding lifestyle.



Built in 1960

Essential Information

MLS® #	A2227874
Price	\$1,150,000
Bathrooms	0.00
Acres	155.64
Year Built	1960
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	3710022 Range Road 6-1
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

Interior

Heating	Natural Gas
Cooling	None

Additional Information

Date Listed	June 4th, 2025
Days on Market	59
Zoning	ZONED AG & RF

Listing Details

Listing Office	RE/MAX real estate central alberta
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