

# \$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	23
Zoning	ZONED AG & RF

## Listing Details

Listing Office	RE/MAX real estate central alberta
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