

# \$2,799,999 - 115041 Sharples Bottom Rd, Claresholm

MLS® #A2258263

**\$2,799,999**

2 Bedroom, 1.00 Bathroom, 1,364 sqft

Agri-Business on 240.00 Acres

NONE, Claresholm, Alberta

This is truly a once in a lifetime opportunity to own a remarkable piece of Alberta's history. It feels like you've stepped inside a Charlie Russell painting! Located just 20 minutes Southwest of Claresholm, this breathtaking 240 acre ranch is surrounded by the sweeping views of the Porcupine Hills, offering both privacy and endless natural beauty. Adding to its value, Trout Creek runs directly through the property, bringing in a natural sanctuary feeling. Currently set up for horses, whether you dream of a working ranch or just a private retreat, the possibilities are endless. There is an 80 acre hay field as well. A main residence plus a cozy bunkhouse. A barn, shop, and an outdoor riding arena with roping chutes. Call today to book your private showing.

Built in 1972

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2258263      |
| Price          | \$2,799,999   |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,364         |
| Acres          | 240.00        |
| Year Built     | 1972          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 115041 Sharples Bottom Rd    |
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L0T0                       |

### Amenities

|              |       |
|--------------|-------|
| # of Garages | 2     |
| Waterfront   | Creek |

### Interior

|              |            |
|--------------|------------|
| Heating      | Forced Air |
| Has Basement | Yes        |
| Basement     | Unfinished |

### Exterior

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Lot Description | Creek/River/Stream/Pond, Views, Farm, Many Trees, Pasture, Secluded |
| Roof            | Metal                                                               |
| Foundation      | Poured Concrete                                                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 36                   |
| Zoning         | AG                   |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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