



392055 Range Road 6-2  
Presented by Jolene Jamieson - eXp Realty  
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Selling by Unreserved Auction - November 28-30, 2023

House

- 5669 finished square feet (3647 above grade)
- 5 bed/3.5 bath plus office
- Walk out basement. Wood burning outdoor fireplace included
- Heated tile in the entryway (with dog shower!), hardwood throughout main and upper levels, heated italian tile in powder room/bathrooms, cork flooring in one bedroom, herringbone luxury vinyl plank flooring in basement with in floor heat
- Automated lighting in many rooms
- House wired for sound. \$100,000 Elan stereo system included (not connected)
- Custom granite countertops
- High-end appliances - Miele washer and dryer Sub-zero fridge, Miele & Bosch dishwashers, Wolf wall ovens, 6 burner Viking gas range, Nuova Simonelli Espresso Italiano Machine, Silhouette Professional dual zone wine fridge
- Double sink in butlers pantry, double and single sinks in the kitchen, all with garburators
- Butlers pantry shelving stays
- 3 fireplaces - electric in the dining room, gas in the living room and wood in the basement. Custom Canmore stone fireplace in basement with Rumford wood burning insert.
- Humidifier, 2 forced air furnaces (1 for each main and upper levels) In-floor heat in basement.
- Custom tile showers in the 3 full baths, steam shower in ensuite
- Mounted TV's in gym, basement family room and office included
- 26 x 30 Triple garage with floor drains, built in storage, hot and cold water, overhead and in-floor heat
- Custom desk, bookshelves and wall finishing in office included
- South and East facing deck with gas BBQ line and wired for hot tub
- Air conditioner ready, unit included but not connected
- House was moved onto the property with a new concrete basement in 2019, effective age of home is 2011 as per previous appraisal.
- Custom blinds included
- Basement finished in 2023 with wet bar wired for wine fridge
- Cell phone booster included
- All new septic installed in 2019

## Arena

- Built in 2009
- 236 x 80 ft
- 10 full size tack lockers, 8 half size tack lockers
- In floor heat in the stall/viewing area, radiant heat in arena riding area
- Radiant heater replaced September 2023
- 5 box stalls with comfort stall mattress system/4 grooming stalls with rubber mats
- 200 x 80 riding area
- Excellent base/footing. Rock base built with decreasing stone sizes pit run down to limestone screenings. Footing is washed sand with GGT (geotextile) and Nike with magnesium for dust control. Low maintenance, low dust
- Sunshine door in riding area with opener
- Second overhead door entering stall area with opener
- Energy efficient lighting
- 220v wiring ready for solarium (excluded)
- Exposed aggregate flooring in viewing/kitchen area
- Fridge, Stove, Microwave, Dishwasher included
- Arena wired for sound, stereo included
- Attached shelving in loft included
- Could easily convert open loft to living space
- On separate septic from house and barn, tank only

## Barn

- Built in 2006
- 37' x 66' (2,442 ft<sup>2</sup>) main floor + 17' x 29' (493 ft<sup>2</sup>) loft = 2,935 ft<sup>2</sup> total area
- Completed in 2006
- Gable style roof finished with metal Coloured metal clad exterior
- Attached lean-to with gravel floor and open face (10' x 66')
- 2" x 6" wood frame
- Poured concrete footing and floor with in floor heat
- Divided into three sections: Stables, Rooms, Loft

### Stables:

- 18' ceiling height
- Vinyl interior liner
- 6 custom cemented aluminum box stalls (decorative with wood inserts) 6 automatic water bowls (with individual on/off) and comfort stall mattress mats. 4 of the stalls expand into 2 foaling stalls with custom engineered swinging dividers

### Rooms:

- 10' ceiling height
- Feed room- enclosed, sealed storage
- Tack room - man door to exterior
- Utility room - hot water boiler for slab heat and domestic water, upper and lower oak kitchen cabinets with oversized sink, heavy duty washer included, three piece bathroom
- Staircase to loft

### Loft:

- 8' ceiling height
- Vinyl lined ceiling
- Finished drywall wall
- Laminated wood flooring
- Natural gas fuelled free standing fireplace

- Pine trim
- Fluorescent lighting

## Shop

- 40' x 39.5' (1,580 ft<sup>2</sup>)
- Gable style roof finished with galvanized metal
- Galvanized metal clad exterior 2" x 6" wood frame
- Poured concrete footing and floor
- Unfinished walls, boarded
- 14' ceiling height
- 12' high wood sectional overhead door with electric hoist and poured concrete apron in front
- Workbench
- 220 wiring
- Radiant heat

## Greenhouse

- 10 x 11 ft
- On south side of shop, included
- Auto opening windows and a temperature sensitive fan.

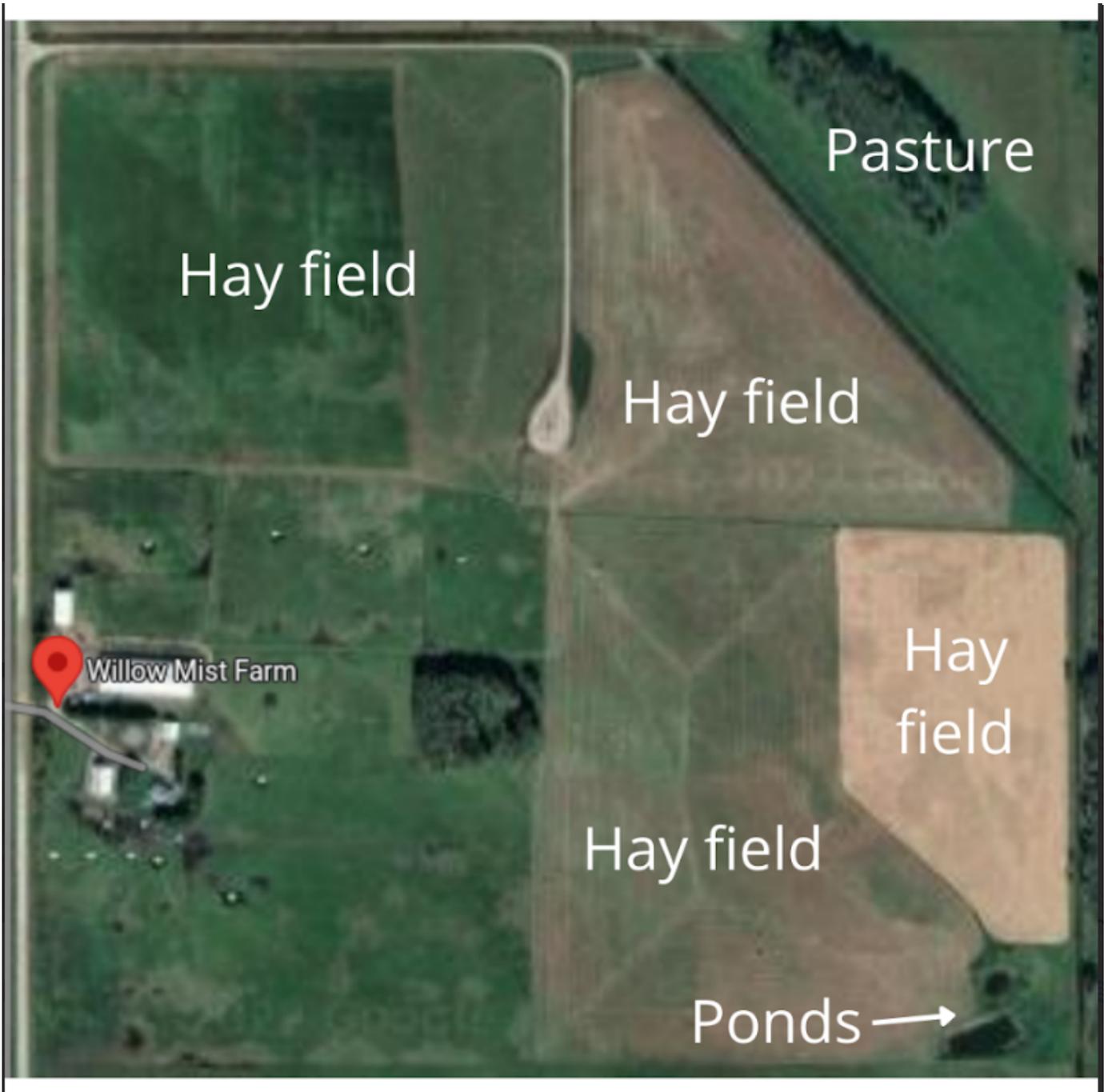
## Hay Shed

- 42' x 84' (3,528 ft<sup>2</sup>)
- Gable style roof finished with metal
- Coloured metal clad exterior on two sides, open on two sides Laminated 2" x 6" wood frame (treated at base) on two walls
- Treated, round posts on one wall
- Dirt floor No wiring
- Built in 2005

## Land

- 158.97 total acres (64.34 hectares) 115 acres arable, m/l
- 38 acres improved pasture m/l 5.97 acres treed, m/l
- Excellent hay production - averaging 4-6 bales per acre
- Extensive fencing with electrobraid horse wire, no climb mesh field wire, flex rail and steel gates. No barbed wire
- 60 ft round pen with clay base, sand/GGT footing
- All paddocks and pens have a shelter and access to auto waterer. All waterers on their own water line and breaker. 14 total shelters, 7 waterers
- 2 ponds at the South East corner of the property
- Feeders excluded
- Entry gates installed in 2021, wired for power ready for gate opener to be added (not included)
- Portable shaving/manure bin near barn included
- Sea Can excluded
- Equipment and shavings storage shed included

Aerial of Quarter



Aerial of Yard/Pens



# 392055 Range Rd 62, Clearwater County, AB

Main Building: Total Exterior Area Above Grade 3647.08 sq ft



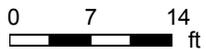
**Main Floor**  
Exterior Area 2126.04 sq ft



**2nd Floor**  
Exterior Area 1521.03 sq ft



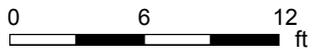
**Basement (Below Grade)**  
Exterior Area 2022.39 sq ft



For Jolene Jamieson - eXp Realty  
PREPARED: 2022/05/21

# 392055 Range Rd 62, Clearwater County, AB

Main Floor Exterior Area 2126.04 sq ft  
Interior Area 1980.50 sq ft



PREPARED: 2022/05/21 For Jolene Jamieson - eXp Realty



# 392055 Range Rd 62, Clearwater County, AB

2nd Floor Exterior Area 1521.03 sq ft  
Interior Area 1404.91 sq ft



PREPARED: 2022/05/21 For Jolene Jamieson - eXp Realty



# 392055 Range Rd 62, Clearwater County, AB

Basement (Below Grade) Exterior Area 2022.39 sq ft  
Interior Area 1861.51 sq ft



PREPARED: 2022/05/21

For Jolene Jamieson - eXp Realty



# 392055 Range Rd 62, Clearwater County, AB

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

2pc Bath: 6'7" x 5'10" | 39 sq ft  
Dining: 15'4" x 19'11" | 273 sq ft  
Family: 14'3" x 17'1" | 240 sq ft  
Kitchen: 16'5" x 19'3" | 316 sq ft  
Laundry: 13'9" x 15'5" | 150 sq ft  
Living: 14'6" x 17'1" | 243 sq ft  
Mudroom: 6'4" x 8'9" | 56 sq ft  
Office: 12'9" x 13'2" | 148 sq ft

##### 2ND FLOOR

3pc Bath: 13'3" x 6'1" | 68 sq ft  
5pc Ensuite: 11' x 14'2" | 153 sq ft  
Bedroom: 18'4" x 22'7" | 261 sq ft  
Bedroom: 12'8" x 9'2" | 116 sq ft  
Loft: 10'8" x 13'2" | 140 sq ft  
Primary: 17'3" x 19'10" | 290 sq ft

##### BASEMENT

Bath: 11'7" x 18'3" | 212 sq ft  
Bedroom: 10' x 13' | 129 sq ft  
Bedroom: 12'8" x 18'11" | 185 sq ft  
Rec Room: 27'4" x 29'5" | 707 sq ft  
Storage: 13'4" x 13'4" | 162 sq ft  
Utility: 10'4" x 9'11" | 98 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 1980.50 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 2126.04 sq ft

##### 2ND FLOOR

Interior Area: 1404.91 sq ft  
Perimeter Wall Thickness: 7.0 in  
Exterior Area: 1521.03 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1861.51 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 2022.39 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 3385.41 sq ft  
Exterior Area: 3647.08 sq ft

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## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2017:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2017:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>



# Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 481046  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received 1987/11/23

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

Well Identification and Location										Measurement in Imperial		
<b>Owner Name</b> VISSOTTO, L.		<b>Address</b> ROCKY MTN HOUSE			<b>Town</b>		<b>Province</b>		<b>Country</b>		<b>Postal Code</b>	
<b>Location</b>		<b>1/4 or LSD</b> NW	<b>SEC</b> 14	<b>TWP</b> 39	<b>RGE</b> 6	<b>W of MER</b> 5	<b>Lot</b>	<b>Block</b>	<b>Plan</b>	<b>Additional Description</b>		
<b>Measured from Boundary of</b> _____ ft from _____ _____ ft from _____					<b>GPS Coordinates in Decimal Degrees (NAD 83)</b> Latitude <u>52.359406</u> Longitude <u>-114.763339</u> How Location Obtained _____ Map					Elevation _____ ft How Elevation Obtained _____ Not Obtained		

Drilling Information	
<b>Method of Drilling</b> Cable Tool	<b>Type of Work</b> New Well
<b>Proposed Well Use</b> Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
20.00		Clay	
90.00		Shale	

Yield Test Summary			Measurement in Imperial
<b>Recommended Pump Rate</b> <u>10.00 igpm</u>			
<b>Test Date</b>	<b>Water Removal Rate (igpm)</b>	<b>Static Water Level (ft)</b>	
1987/06/18	12.00	16.00	

Well Completion				Measurement in Imperial
<b>Total Depth Drilled</b>	<b>Finished Well Depth</b>	<b>Start Date</b>	<b>End Date</b>	
90.00 ft		1987/06/17	1987/06/18	
<b>Borehole</b>				
<b>Diameter (in)</b>	<b>From (ft)</b>	<b>To (ft)</b>		
0.00	0.00	90.00		
<b>Surface Casing (if applicable)</b>		<b>Well Casing/Liner</b>		
Steel		Plastic		
Size OD : <u>5.56 in</u>		Size OD : <u>4.50 in</u>		
Wall Thickness : <u>0.188 in</u>		Wall Thickness : <u>0.000 in</u>		
Bottom at : <u>26.00 ft</u>		Top at : <u>20.00 ft</u>		
		Bottom at : <u>90.00 ft</u>		
<b>Perforations</b>				
<b>From (ft)</b>	<b>To (ft)</b>	<b>Diameter or Slot Width(in)</b>	<b>Slot Length (in)</b>	<b>Hole or Slot Interval(in)</b>
26.00	85.00	0.500		0.50
Perforated by Hand Drill				
<b>Annular Seal</b> Driven				
Placed from <u>0.00 ft</u> to <u>26.00 ft</u>				
Amount _____				
Other Seals				
Type		At (ft)		
<b>Screen Type</b>				
Size OD : <u>0.00 in</u>				
<b>From (ft)</b>	<b>To (ft)</b>	<b>Slot Size (in)</b>		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
<b>Pack</b>				
Type _____		Grain Size _____		
Amount _____				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name LARSGARD, GEORGE	Copy of Well report provided to owner Date approval holder signed



# Water Well Drilling Report

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GIC Well ID 481046  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received 1987/11/23

GOWN ID

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Well Identification and Location										Measurement in Imperial	
<b>Owner Name</b> VISSOTTO, L.		<b>Address</b> ROCKY MTN HOUSE			<b>Town</b>		<b>Province</b>		<b>Country</b>		<b>Postal Code</b>
<b>Location</b>	<b>1/4 or LSD</b> NW	<b>SEC</b> 14	<b>TWP</b> 39	<b>RGE</b> 6	<b>W of MER</b> 5	<b>Lot</b>	<b>Block</b>	<b>Plan</b>	<b>Additional Description</b>		
<b>Measured from Boundary of</b> _____ ft from _____ _____ ft from _____				<b>GPS Coordinates in Decimal Degrees (NAD 83)</b> Latitude <u>52.359406</u> Longitude <u>-114.763339</u> How Location Obtained _____ Map _____				Elevation _____ ft How Elevation Obtained _____ Not Obtained			

Additional Information										Measurement in Imperial	
Distance From Top of Casing to Ground Level _____ in					Is Artesian Flow _____					Is Flow Control Installed _____	
Rate _____ igpm					Describe _____						
Recommended Pump Rate _____ 10.00 igpm					Pump Installed _____					Depth _____ ft	
Recommended Pump Intake Depth (From TOC) _____ 0.00 ft					Type _____					Make _____ H.P. _____	
					Model (Output Rating) _____						
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion _____				
Gas _____					Depth _____ ft		Geophysical Log Taken _____				
					Submitted to ESRD _____						
Additional Comments on Well _____					Sample Collected for Potability _____					Submitted to ESRD _____	

Yield Test				Taken From Ground Level	Measurement in Imperial
Test Date	Start Time	Static Water Level		Depth to water level	
1987/06/18	12:00 AM	16.00 ft			
<b>Method of Water Removal</b>					
Type <b>Bailer</b>					
Removal Rate _____ 12.00 igpm					
Depth Withdrawn From _____ 70.00 ft					
If water removal period was < 2 hours, explain why _____					

Pumping (ft)	Elapsed Time Minutes:Sec	Recovery (ft)
	5:00	16.00

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name LARSGARD, GEORGE	Copy of Well report provided to owner Date approval holder signed

**teamauctions.com**

# **TEAM AUCTIONS**

*Sekura Auctions Since 1966*

For Auction info or assistance to Register  
Rod McLennan 587-998-2095



For property info or to view  
Jolene Jamieson 403-846-3674