



# 16117 552 Highway Rural Foothills County Alberta

\$4,300,000

Welcome to a majestic equestrian paradise nestled on 28 acres of pristine land, just a stone's throw away from Calgary. Featuring a 3720 sq ft sprawling ranch style bungalow that is a testament to luxury living in the heart of nature, offering an unparalleled combination of comfort and functionality. You will enjoy 4 bedrooms and 6 bathrooms (each bedroom has an ensuite) with a walk-up basement and heated triple garage. As you enter the property, a sense of tranquility washes over you, surrounded by the lush greenery and breathtaking mountain views that define the landscape. The estate is a haven for horse enthusiasts, featuring a state-of-the-art indoor horse arena that provides a year-round riding experience. This building is 80' x 180' and is complemented by an upstairs bar with full kitchen and full bathroom, offering a perfect vantage point to witness equestrian events or simply unwind while enjoying the spectacular surroundings. For those who prefer the open air, an outdoor arena awaits, where you can bask in the beauty of nature as you engage in your equine pursuits. The outdoor arena measures 100' x 200'. The meticulous design of the property extends to the barn, complete with 15 stalls that prioritize the well-being of your horses. There are 8 - 12' x 12' stalls and 7 - 10' x 10' stalls plus storage lockers and office. Sixteen paddocks, most equipped with shelters and waterers, dot the landscape, providing ample space for your horses to roam freely while ensuring their comfort in every season. The ranch bungalow itself is spacious and inviting, the interior boasts an open-concept design that allows for a seamless flow between living spaces. Large windows frame the picturesque views, inviting the outdoors in and bathing the rooms in natural light. The kitchen has been recently renovated and the rest of the home awaits your design flair. The stunning location...

3pc Bathroom 9.67 Ft x 10.58 Ft

4pc Bathroom 9.25 Ft x 11.33 Ft

Bedroom 23.08 Ft x 22.75 Ft

Bedroom 16.58 Ft x 18.25 Ft

4pc Bathroom 13.17 Ft x 12.42 Ft

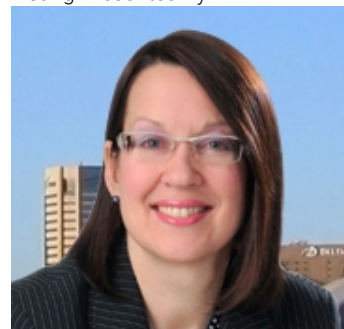
Bedroom 18.25 Ft x 13.08 Ft

Breakfast 26.50 Ft x 16.17 Ft

Dining room 21.17 Ft x 16.50 Ft

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Listing Presented By:



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Recreational, Games room 22.58 Ft x 50.67 Ft  
Furnace 35.42 Ft x 74.17 Ft  
Other 6.50 Ft x 9.58 Ft  
2pc Bathroom 6.00 Ft x 4.92 Ft  
2pc Bathroom 5.67 Ft x 6.92 Ft  
4pc Bathroom 11.17 Ft x 5.00 Ft

Foyer 12.08 Ft x 8.25 Ft  
Kitchen 16.00 Ft x 18.75 Ft  
Laundry room 8.25 Ft x 15.17 Ft  
Living room 26.50 Ft x 26.92 Ft  
Other 18.50 Ft x 8.92 Ft