



# 16117 Highway 552 Highway Rural Foothills County Alberta

\$4,100,000

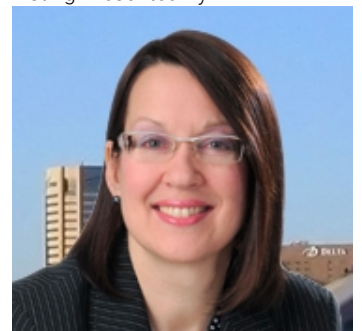
Welcome to a majestic equestrian paradise nestled on 28 acres of pristine land, just a stone's throw away from Calgary. Featuring a 3720 sq ft sprawling ranch style bungalow that is a testament to luxury living in the heart of nature, offering an unparalleled combination of comfort and functionality. 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 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 beautiful summer days, 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 an 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. One paddock has been designed with a bank and grab, which would be ideal for hosting a 3 day event and derby classes. 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...

- 3pc Bathroom 2.95 M x 3.23 M
- 4pc Bathroom 2.82 M x 3.45 M
- Bedroom 7.04 M x 6.93 M
- Bedroom 5.05 M x 5.56 M

- 4pc Bathroom 4.01 M x 3.79 M
- Bedroom 5.56 M x 3.99 M
- Breakfast 8.08 M x 4.93 M
- Dining room 6.45 M x 5.03 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://heatherdougall.com/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Recreational, Games room 6.88 M x 15.44 M

Furnace 10.80 M x 22.61 M

Other 1.98 M x 2.92 M

2pc Bathroom 1.83 M x 1.50 M

2pc Bathroom 1.73 M x 2.11 M

4pc Bathroom 3.41 M x 1.52 M

Foyer 3.68 M x 2.52 M

Kitchen 4.88 M x 5.72 M

Laundry room 2.52 M x 4.62 M

Living room 8.08 M x 8.21 M

Other 5.64 M x 2.72 M