



178125 240 Street Rural Foothills County Alberta

\$2,999,000

Experience the epitome of luxury living at this exceptional private equestrian estate, nestled just one mile west of Priddis and a mere 15 minutes away from the city. Discover a rare gem, surrounded by an enchanting landscape boasting an abundance of trees, wildlife, Priddis creek, and even an island. This idyllic equestrian property caters perfectly to both humans and horses, offering an unparalleled experience. For those seeking a haven for themselves: Step into a stunning four-bedroom walkout bungalow, spanning over 3,200 square feet of meticulously designed total living space. This inviting home presents four bedrooms and three bathrooms, thoughtfully arranged to ensure comfort and convenience. A luminous and spacious kitchen awaits, complete with ample counter and cabinet space, accompanied by a charming breakfast nook that leads out onto the patio. The formal dining room and living room boast vaulted ceilings and a cozy fireplace, providing an elegant ambiance. On the main floor, you'll find the primary bedroom with a generous ensuite, a second bedroom, a bathroom, and a laundry room. The basement is a haven for relaxation and entertainment, featuring a family room, games room, two bedrooms, a study, and a full bathroom. Multiple patios and decks invite you to revel in the beauty of the outdoor space. Additionally, the property offers a double attached garage and a heated double detached garage, both thoughtfully designed to meet your needs. A gated entrance guides you to this private 12.8-acre parcel, fully licensed for accommodating eight horses. For your equine companions: Prepare to be captivated by the exceptional equestrian amenities that this property boasts. A splendid 70 x 140 square-foot heated indoor arena awaits, accompanied by two attached barns that provide a total of 15 stalls (9 in the first barn and 6 in the second). An additional detached barn...

3pc Bathroom 2.31 M x 2.34 M

Bedroom 3.45 M x 3.30 M

Den 4.60 M x 3.99 M

Recreational, Games room 6.86 M x 8.79 M

Dining room 4.80 M x 3.25 M

Breakfast 3.33 M x 2.97 M

Bedroom 3.73 M x 3.00 M

Laundry room 3.76 M x 1.75 M

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Furnace	5.97 M x 3.05 M	4pc Bathroom	4.85 M x 2.90 M
Living room	4.83 M x 5.66 M	4pc Bathroom	1.47 M x 3.51 M
Primary Bedroom	4.85 M x 3.41 M	Bedroom	4.57 M x 4.55 M
Kitchen	3.33 M x 4.24 M		