



## 80054 226 Avenue Rural Foothills County Alberta

\$2,149,900

A picturesque paradise with mountain views for you and your Horses. This gated estate is perched on nearly 20 acres in the heart of Alberta's Equestrian heartland located near Spruce meadows, Rocky Mountain Show Jumping and the Sirocco Golf Course. Acreage living that is mere minutes from Calgary amenities for the best of both worlds! Equestrian features include: Horse safe fenced pastures, 4 Stall Barn with soft mat flooring, shelters, automatic waterers, ample storage buildings, indoor Trailer parking, a mature and high yielding hay field, and more. Other property features include an incredible wrap around porch ensuring unobstructed views of the Rocky Mountains while sipping evening beverages, peaceful morning coffees or hosting summer barbeques. Spend endless summer nights roasting marshmallows under the country stars gathered around the built-in firepit. Let the kids play and get dirty and never fret thanks to the charming outdoor shower. Inside this beautiful home are 5 above grade bedrooms and over 4,600 sq. ft. of developed space providing ample space for you family to grow and change with the times. A stone-encased wood-burning fireplace entices relaxation in the living room. Adjacent the dining room easily hosts guests with a large built-in making serving and drink refills a breeze. The chef's kitchen is the true heart of the home featuring stone countertops, built-in stainless steel appliances, an oversized fridge, full-height cabinetry, 4 beverage fridges, a large breakfast bar island and a breakfast nook for casual family meals. A bedroom and a 3-piece bathroom on this level are ideal for anyone with mobility issues or privacy for guests. The vaulted bonus room on the upper level with have everyone coming together and enjoying some downtime. Retreat at the end of the day to the owner's sanctuary. This massive space has 2 oversized windows expertly fr...

Recreational, Games room 22.92 Ft x 45.92 Ft

Furnace 15.67 Ft x 26.75 Ft

Furnace 6.75 Ft x 12.08 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room 14.50 Ft x 17.75 Ft

Dining room 20.92 Ft x 9.50 Ft

Kitchen 10.25 Ft x 19.42 Ft

Breakfast 9.50 Ft x 19.50 Ft

Bedroom 10.58 Ft x 11.75 Ft

3pc Bathroom .00 Ft x .00 Ft

Bonus Room 14.08 Ft x 15.58 Ft

Primary Bedroom 19.50 Ft x 19.50 Ft

Other 9.50 Ft x 4.67 Ft

Bedroom 9.75 Ft x 13.25 Ft

Bedroom 13.00 Ft x 10.58 Ft

Bedroom 10.75 Ft x 10.25 Ft

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Listing Presented By:



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Laundry room 6.33 Ft x 7.75 Ft

5pc Bathroom .00 Ft x .00 Ft

Storage 15.17 Ft x 6.83 Ft