



128164 2239 Drive Rural Foothills County Alberta

\$4,249,000

Not often can you acquire such a large property (260 acres with 2 separate titles) in the Foothills County only 15 minutes to the Shawnessy area of south Calgary. Imagine living on top of the world as the home quarter has 360 degree views of the beautiful Foothills, the Calgary skyline in the distance and multi-section protected Sandy Cross Conservation lands to the west. Entry to property has 2 beautiful spring fed ponds which are home to various birds. Live a very private lifestyle with loads of space to enjoy peace and quiet, nature, big sky views, wonderful vistas, have animals and still be quite close to Calgary. The 100-acre parcel also has lovely pastoral views. Lands have a nice mixture of open grazing areas, natural tree clusters, level portions of land and rolling land areas. There are very well kept, solid homes on both the 160 acres (over 2900 sq. ft. w/o Bi-level) and 100 acres (over 3,300 sq. ft. w/o cedar bungalow) that make up the total 260 acres. There are large outbuildings (approx. 3,637 sq. ft. on the 160 acres and 2 x approx. 5,000 sq. ft.) on the 110 acres, which include hay sheds, workshops and a smaller riding arena (4,452 sq. ft.) attached to the home on the 160 acres. Either 'live in' and renovate or build a new dream home with lots of glass to take in the spectacular views! Given there are homes on both parcels this is an ideal chance to share a large land holding within a family, as the current owners of these lands have done for many years. The cedar home on the 100 has been renovated on the main floor and has a strong artesian well supplying water to it and the home on the 160 has a well and very large cistern that gathers rainwater for additional water supply (owner having been conservation minded and did various innovative things to the property for the vintage). Private showings only. Sellers have asked no driving on the land wit...

Recreational, Games room 15.42 Ft x 15.08 Ft

Bedroom 11.25 Ft x 15.50 Ft

Bedroom 11.25 Ft x 15.42 Ft

Office 11.50 Ft x 9.92 Ft

Living room 21.67 Ft x 27.33 Ft

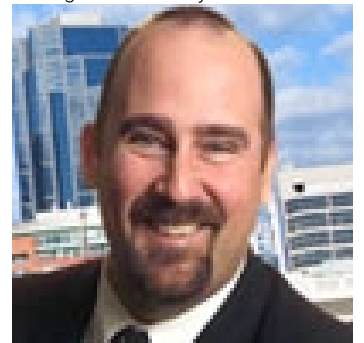
Kitchen 14.75 Ft x 11.67 Ft

Breakfast 9.00 Ft x 11.42 Ft

Primary Bedroom 17.08 Ft x 11.92 Ft

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Listing Presented By:



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Laundry room 10.42 Ft x 10.50 Ft

3pc Bathroom 6.75 Ft x 8.33 Ft

Dining room 11.00 Ft x 11.67 Ft

2pc Bathroom 6.83 Ft x 5.42 Ft