



# 242197 64 Street Rural Foothills County Alberta

\$4,950,000

Are you looking for a complete horse facility with close proximity to the city? Well, THIS IS IT! 98.78 Acres welcomes you with a paved driveway up to your private 2340 Sq ft, 3 Bedroom, 2.5 Bathroom bungalow home with a fully developed walkout basement and 4800 Sq ft of living space! You enter the home into a grand foyer with access to the heated oversized 40'x26' triple garage. After walking through the large mud room and laundry, with a 2 piece bathroom and a pantry, you are then awestruck by the open floor plan with vaulted wood ceilings and exposed beams throughout. A perfectly laid out kitchen with granite countertops, double wall ovens, countertop stove, brand new fridge, and a beautiful view of the entire front yard and driveway from the kitchen sink! The dining room being situated between the family room and kitchen, gives the perfect space for family dinners and entertaining. Both family rooms reveal gorgeous stone wood burning fireplaces, large west facing windows overlooking the back yard and mountain view, with access to the upper composite fully covered deck spanning the entire west side! Down the hall you find a perfect office space with a large front window, and on the south end you find the primary bedroom with west and south facing windows, a walk-in closet, a brand new 5 Piece ensuite, with a spacious stand in shower, a premium soaker tub and in-floor heat. Downstairs is complete with 2 large bedrooms, a full bathroom, sauna, a second office space and a third family room with access onto the lower patio and back yard! This home is not short of stunning west views from every room! Further down the driveway you'll find the secondary manufactured home, which has 3 bedrooms, 2 full bathrooms, an open kitchen, dining and living area, with a large yard, perfect for a barn manager! The heated 9 stall barn has 3 heaters, 2 tack rooms, a wash bay, as well...

Bedroom 20.17 Ft x 15.08 Ft

Bedroom 19.75 Ft x 12.58 Ft

Family room 25.00 Ft x 21.00 Ft

Office 17.08 Ft x 10.75 Ft

6pc Bathroom Measurements not available

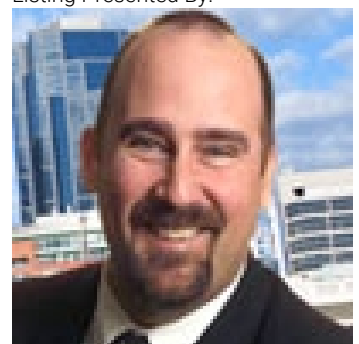
Kitchen 14.75 Ft x 11.25 Ft

Family room 20.17 Ft x 18.25 Ft

Family room 20.33 Ft x 15.25 Ft

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

Listing Presented By:



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eXp Realty

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**RE/MAX Realty Professionals**

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5pc Bathroom Measurements not available

Office 13.25 Ft x 9.25 Ft

Primary Bedroom 23.67 Ft x 13.25 Ft

2pc Bathroom Measurements not available