



# 370068 160 Street Rural Foothills County Alberta

\$1,450,000

Amazing Horse property! This turnkey abode offers a unique blend of breathtaking mountain views along with state-of-the-art amenities to cater to every need of your beloved horses, all within 48 acres. Never worry about water with 5 GPM well that will deliver you around 7,200 gallons per day. The property boasts a large heated indoor riding arena, a double garage, a spacious heated shop with a third parking bay, a 12-stall barn, outdoor riding arena, round pen, 20-acre turnout pasture that includes a pond, gardens, plenty of paddocks, grassy areas and a hay shed capable of holding 150 round bales, making the whole property an unparalleled gem. Additionally, the four-level split home has undergone recent renovations, adding to its charm and appeal. MAIN HOUSE: Revel in the majestic, almost endless mountain views and enjoy cooking in the recently remodeled kitchen, which boasts quartz countertops, Alder cupboards, and newer appliances, including a gas stove. Unwind in the cozy bedrooms that offer great views. Make working from home a pleasure in the office with its picturesque mountain vista. Don't miss out on the third-level family room with warm wood paneling or the summer kitchen, perfect for preparing garden-fresh vegetables. Additional features include a large sunny deck off the dining room with an exterior gas fireplace, LED lighting throughout entire the home, new shingles, eaves, soffit, fascia and 1" of insulation and hardy board siding (installed in 2020). Also, all windows and doors have been replaced with brand new, as part of the major renovation. RIDING ARENA: Take your riding skills to new heights all year long in the 72' x 160' x 16' heated riding arena. Equipped with modern amenities, including LED lighting, a sound system and laser-leveled sand footing, this arena ensures an unbeatable riding experience. With R28 insulation in the walls, R60 insul...

3pc Bathroom 12.75 Ft x 5.92 Ft

Other 14.00 Ft x 15.25 Ft

Bedroom 14.67 Ft x 12.83 Ft

Den 10.75 Ft x 12.08 Ft

Kitchen 10.42 Ft x 14.50 Ft

Living room 12.25 Ft x 18.00 Ft

Bedroom 9.75 Ft x 8.50 Ft

Primary Bedroom 13.92 Ft x 12.17 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Family room 15.67 Ft x 16.67 Ft

Furnace 15.92 Ft x 12.08 Ft

3pc Bathroom 7.25 Ft x 7.25 Ft

Bedroom 10.75 Ft x 10.33 Ft

Dining room 18.08 Ft x 12.67 Ft

Other 5.67 Ft x 13.33 Ft

Storage 16.92 Ft x 13.50 Ft

Workshop 23.00 Ft x 29.17 Ft

Other 22.42 Ft x 59.25 Ft