



# 370120 176 Street Rural Foothills County Alberta

\$2,850,000

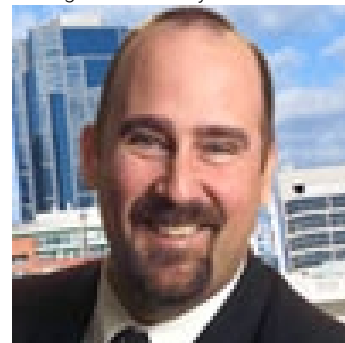
Imagine living on 140 acres of land within FIVE MINUTES to Diamond Valley, TEN MINUTES to Millarville and within THIRTY MINUTES to South Calgary. Join the Black Diamond Polo Club just two minutes down the picturesque country road. Rarely is a property of this quality presented for sale perfectly set up for a horse operation along with a custom built, uniquely exquisite, sprawling, ranch style bungalow. The beautiful landscaping surrounding the home includes many mature trees and a lovely wrap around covered patio. If you have always dreamed of being close to your horses you will love the attached 2,460 square foot barn with eight removable stalls, tack room, storage, a shower and separate laundry. Car enthusiasts could convert this space to a ten-car garage. Horse lovers will appreciate the seven, over 3,500 square foot paddocks, nine horse shelters and the outdoor riding area with a round pen. There are 60 acres of pasture and the 70 acres of hayfield which have never been sprayed so could qualify for organic land certification. The 3,673 square foot residence's entrance welcomes you with superb, tongue and groove, spruce and pine finished, vaulted ceilings and stone wainscoting. The wide open, expansive floor plan is perfectly arranged for comfort and entertaining with a central sitting area by the wood burning stove, the dining area with windows overlooking the grounds, a second sitting room and a truly gourmet kitchen with ranch style wood cabinets, two built-in ovens, a huge gas cook-top, an additional prep sink, high-end, stainless appliances and granite counter-tops. There is an abundance of natural light from the massive skylights throughout. The 525 square foot primary retreat is serenity itself with its own gas fireplace adjacent to the massive soaker bathtub. The en-suite includes a dual walk-in shower, lots of built-ins and a cheater door to the laund...

Living room 32.75 Ft x 19.17 Ft  
Kitchen 21.00 Ft x 20.42 Ft  
Dining room 27.67 Ft x 17.00 Ft  
Primary Bedroom 27.50 Ft x 19.17 Ft  
Other 13.67 Ft x 8.58 Ft  
4pc Bathroom 11.33 Ft x 11.17 Ft  
Foyer 12.25 Ft x 8.17 Ft  
Bedroom 15.17 Ft x 13.83 Ft

Laundry room 9.00 Ft x 3.00 Ft  
3pc Bathroom 11.58 Ft x 10.33 Ft  
Other 33.00 Ft x 24.00 Ft  
Other 87.00 Ft x 13.00 Ft  
Other 50.00 Ft x 13.00 Ft  
Other 91.00 Ft x 12.00 Ft  
Storage 8.00 Ft x 8.00 Ft  
Storage 12.00 Ft x 12.00 Ft

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Listing Presented By:



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