

394048 Highway 783 Rural Foothills County Alberta

$2,150,000

WELCOME to this SPECTACULAR LIFESTYLE PROPERTY--the PERFECT BLEND of COUNTRY LIVING + PREMIER EQUESTRIAN FACILITIES!!! Ideally situated on 8.38 ACRES just 1 MINUTE FROM OKOTOKS, this incredible property offers 2,165 SQ FT OF DEVELOPED LIVING SPACE in a CHARMING, AIR-CONDITIONED BUNGALOW w/3 BEDROOMS + 2 POTENTIAL BEDROOMS + 3 BATHROOMS.Designed for both LIFESTYLE + FUNCTION, the equestrian amenities are second to none. The impressive 168' x 72' INDOOR RIDING ARENA (2016) feat. 3 OVERHEAD DOORS, 5 STALLS, 5 TACK LOCKERS, a WASH BAY, TACK ROOM, KITCHEN, LAUNDRY ROOM, 3PC BATHROOM, DEHUMIDIFIER, ELECTRIC BASEBOARD HEATING + HAY STORAGE for up to 34 BALES, along w/its own SEPTIC TANK. A HEATED + INSULATED SECONDARY BARN offers 2 ADDITIONAL STALLS, TACK STORAGE + CONCRETE FLOORING, while 4 HORSE SHELTERS, 6 PADDOCKS, an AUTOMATIC WATERING SYSTEM, COMPLETE CROSS-FENCING W/3-RAIL WOOD FENCING, a HEATED DOUBLE DETACHED GARAGE + a 35' x 19' WORKSHOP complete this TURN-KEY EQUINE SETUP. Every aspect of the equestrian facilities has been thoughtfully designed for efficiency, comfort + ease of operation, offering a PROFESSIONAL-QUALITY SETUP equally suited for private enjoyment, training or boarding opportunities. A long gravel driveway provides excellent separation between the residence + equestrian facilities, while MATURE LANDSCAPING, a LARGE COVERED PATIO + BREATHTAKING MOUNTAIN VIEWS create an unforgettable setting.Step inside to a BRIGHT FOYER that flows into the FORMAL LIVING ROOM, where large windows fill the space w/natural light before opening to the SPACIOUS DINING ROOM--perfect for everyday living + entertaining. The UPDATED KITCHEN feat. MAPLE CABINETRY, WHITE APPLIANCES incl/GAS STOVE, abundant prep space, generous storage + a convenient BREAKFAST BAR, while the adjoining MUDROOM provides quick access to the DETACHED GARAGE for effortless acreage living. The PRIM...

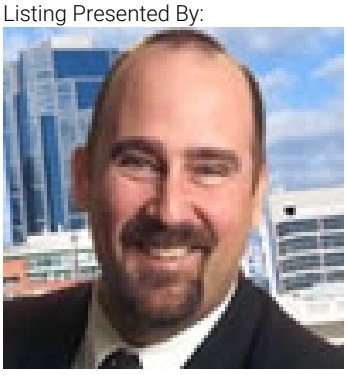
Family room 19.33 Ft x 12.75 Ft

Other 12.83 Ft x 9.42 Ft

Kitchen 14.92 Ft x 11.92 Ft

Dining room 11.92 Ft x 10.92 Ft

Listing Presented By:



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Other 12.75 Ft x 10.17 Ft

Other 9.17 Ft x 8.08 Ft

3pc Bathroom 8.75 Ft x 4.75 Ft

Furnace 27.00 Ft x 9.00 Ft

Living room 16.25 Ft x 11.92 Ft

Other 11.00 Ft x 9.58 Ft

Primary Bedroom 11.92 Ft x 10.92 Ft

Bedroom 10.33 Ft x 7.50 Ft

Bedroom 10.92 Ft x 10.67 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft