



402130 64 Street Rural Foothills County Alberta

\$2,900,000

HORSEMAN/INVESTORS!! Here is a fantastic opportunity to acquire an up and running PROFITABLE 55 acre Equestrian Facility in the scenic Foothills County, and conveniently located less than 10 minutes from Okotoks!! This rare and well maintained property boasts a terrific 180'x80' heated/insulated INDOOR ARENA with lots of natural light and high quality GGT footing(German Geo Textile), a 16 stall heated attached stable/barn with 12'x12' stalls complete with automatic waterers and "soft stall" flooring, wash rack, two tack rooms, locker room and washroom/laundry room- all under one roof and it even has a full AIR EXCHANGE SYSTEM to keep fresh air circulating at all times! Outside you'll find the 125'x250' sand ring for warm weather riding, a large newly constructed hay shed and a 30'x44' shop along with several large turn out pens and 5 pastures with shelters and waterers PLUS 35 acres in hay!! The QUALITY built and nicely finished BUNGALOW style home is very inviting the minute you enter and has a fully developed lower level walk out !! This semi private facility has all of the necessary and current approvals in place and is ready for the next owner to take over and enjoy!! PERMITTED FOR 34 HORSES and FULLY boarded. (id:6769)

Family room 15.00 Ft x 20.00 Ft
Primary Bedroom 10.58 Ft x 20.75 Ft
Laundry room 12.75 Ft x 12.75 Ft
4pc Bathroom .00 Ft x .00 Ft
Other 4.17 Ft x 8.42 Ft
Living room 12.08 Ft x 14.58 Ft

Breakfast 8.42 Ft x 13.75 Ft
Kitchen 11.08 Ft x 11.25 Ft
Dining room 9.33 Ft x 14.42 Ft
Bedroom 9.58 Ft x 10.25 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX LANDAN REAL ESTATE

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca