

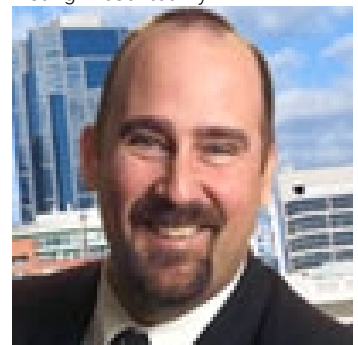


# 402130 64 Street Rural Foothills County Alberta

\$2,750,000

Profitable Equestrian Facility: A Prime Investment Opportunity 10 Minutes From Okotoks. Nestled in the serene countryside, this remarkable 55 acre equestrian property offers an unparalleled combination of luxury & functionality. Designed to cater to the most discerning equestrian enthusiasts this facility features top-notch amenities & a prime location. Whether you are an avid equestrian, a professional trainer or an investor seeking a lucrative venture, this property has everything you need to succeed. At the heart of this equestrian haven is the impressive 180' x 80' indoor arena that provide year-round comfort & convenience. Radiant heat & fully insulated, the arena provides a comfortable & controlled environment for riding & training. The large windows flood the space with natural light, creating a bright & inviting atmosphere. The GGT footing ensures optimal performance and safety for both horse & rider, offering superior traction & shock absorption. Attached to the arena is a state-of-the-art 16 stall stable, meticulously designed with horse & owner in mind. Each 12'x 12' stall features automatic waterers & soft stall flooring, providing the ultimate in equine comfort. The stable is heated, ensuring a cozy environment during the cold winter months. An extensive air exchange system keeps the facility warm & condensation free in the winter, while maintaining a cool and fresh air atmosphere in the summer. The stable is equipped with a wash rack, two spacious tack rooms for storing equipment, client lockers for added security & a washroom/laundry room for the comfort & convenience of staff & clients alike. Every detail has been thoughtfully considered to create a seamless and enjoyable experience for all who use the facility. The outdoor amenities are equally impressive, with a 125' x 250' sand ring that provides ample space for jumping & other equestrian activi...

Listing Presented By:



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### RE/MAX Realty Professionals

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Primary Bedroom 20.83 Ft x 10.50 Ft

Family room 20.00 Ft x 15.08 Ft

4pc Bathroom Measurements not available

Laundry room 12.75 Ft x 12.75 Ft

Living room 14.58 Ft x 12.17 Ft

Other 18.58 Ft x 11.08 Ft

Dining room 14.50 Ft x 9.25 Ft

4pc Bathroom Measurements not available

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

Bedroom 10.25 Ft x 9.58 Ft