



482074 144 Street Rural Foothills County Alberta

\$3,400,000

Have you ever dreamt of owning a world-class EQUESTRIAN FACILITY that caters to all your equine needs? Your dream has become a reality with this exceptional 86.24-acre property, nestled in a picturesque setting with BREATHTAKING MOUNTAIN VIEWS from every Angle!! This full-service equestrian facility offers everything a horse enthusiast could ever desire, whether you're a professional rider or a passionate horse lover. Featuring a 80 x 200-foot, 16,000 SQ.FT. INDOOR HEATED ARENA which includes 2 barns with a total of 27 stalls. The main barn is equipped with convenient wash stalls, full-height lockers, a well-appointed kitchen and lounge area, Classic Equine stalls, and soft stall mats. Your horses can enjoy a variety of outdoor spaces, including a full cross-country course, a lush grass ring for precision work, a versatile sand ring for refining your skills + there are tons of turnout paddocks all with grass. Completing this one of a kind property is a 4-bedroom, 4 bathroom, 2831 Sq.Ft residence built in 2007 and is the perfect retreat after a day at the barn or spot to house hired help (current tenant occupied, so this could also be a great source of revenue). Set on 86.24 acres, this equestrian haven combines unparalleled luxury and functionality. Located just 40 minutes from the renowned Spruce Meadows, this property stands as a unique and extraordinary opportunity to own one of the region's most stunning equestrian properties. It's a one-of-a-kind gem and a priceless investment that couldn't be replicated at the same cost. (id:6769)

4pc Bathroom 11.58 Ft x 5.00 Ft

Bedroom 21.42 Ft x 11.92 Ft

Recreational, Games room 29.08 Ft x 32.58 Ft

Storage 17.67 Ft x 6.75 Ft

2pc Bathroom 5.42 Ft x 2.42 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

4pc Bathroom 8.25 Ft x 5.17 Ft

Bedroom 9.92 Ft x 11.75 Ft

Den 4.50 Ft x 3.33 Ft

Dining room 10.42 Ft x 8.08 Ft

Foyer 8.67 Ft x 7.75 Ft

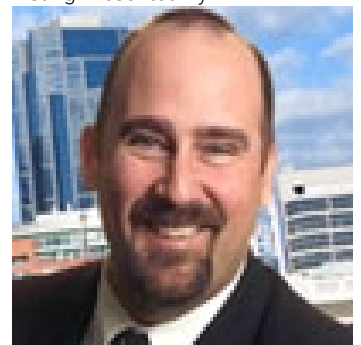
Kitchen 10.42 Ft x 11.50 Ft

Living room 19.67 Ft x 13.67 Ft

Primary Bedroom 18.33 Ft x 13.00 Ft

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

Listing Presented By:



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RE/MAX Realty Professionals

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

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

Bedroom 8.92 Ft x 10.67 Ft