



482074 144 Street Rural Foothills County Alberta

\$2,500,000

HUGE PRICE DROP FOR A QUICK SALE!! WELCOME TO AN EXTRAORDINARY 86.24-ACRE PROPERTY offering endless possibilities, INCREDIBLE MOUNTAIN VIEWS and an opportunity that is nearly impossible to find! Whether you're looking for a PRIVATE COUNTRY ESTATE, a place to operate your business, a WORLD CLASS EQUESTRIAN facility with massive indoor riding arena, a hobby farm or a DREAM acreage, this one checks all the boxes!! The centerpiece of the property is the impressive 80 x 200 HEATED SHOP/RIDING ARENA offering approximately 16,000 SQ.FT. of versatile space. This incredible building provides endless flexibility for a wide variety of commercial, agricultural or recreational uses. Originally developed as an exceptional equestrian facility, the property was purpose-built for horse enthusiasts and professionals alike. It features two barn wings with space to add up to 30 stalls, wash stalls, tack and storage areas plus it is paired with a kitchen and lounge space, and complemented by a heated indoor riding arena. While the property is no longer operating as an equestrian centre, the infrastructure remains in place, and the current owner is willing to restore the property back to its former equestrian setup for a purchaser who wishes to continue that legacy. The beautifully maintained bungalow built in 2007 offers 2,831 SQ.FT. of living space, 4 BEDROOMS and 4 BATHROOMS, creating the perfect place to call home while enjoying the peace and privacy of country living. One of the most impressive features of this property is the breathtaking PANORAMIC MOUNTAIN VIEWS that stretch across the horizon and can be enjoyed from every corner of the land. With over 86 acres, there is also ample room to build a SECOND RESIDENCE (subject to municipal approvals), making this an incredible opportunity for multigenerational living, future expansion or creating the ultimate family estate. There are al...

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

Furnace 17.67 Ft x 6.75 Ft

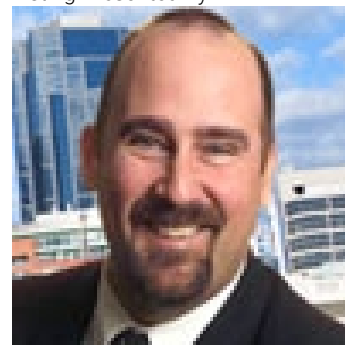
Bedroom 9.92 Ft x 11.75 Ft

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

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.bryanherman.ca/>

RE/MAX Realty Professionals

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

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

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 8.92 Ft x 10.67 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