

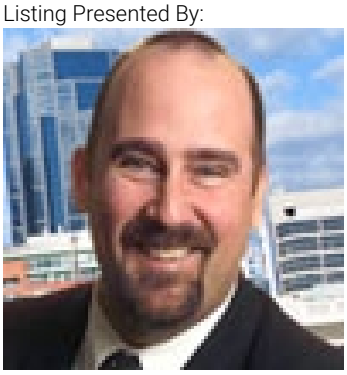
56204 Highway 540 Rural Foothills County Alberta

$1,399,000

You Can Have It All! Welcome to this exceptional 30-acre equestrian property where breathtaking mountain views, a beautifully renovated home, and outstanding horse facilities come together in one remarkable package. As you travel down the picturesque tree-lined driveway, excitement builds as the Rockies emerge in the distance. The fully renovated 1,422 sq. ft. walkout bungalow has been extensively upgraded and offers a bright, open-concept design that seamlessly connects the living and family rooms to a functional country kitchen. Featuring quartz countertops, hickory cabinetry, stainless steel appliances, air conditioning, durable luxury vinyl plank and laminate flooring, this home is designed for both comfort and practicality. Large newer windows, installed over the past 2 to 6 years, frame stunning panoramic views of the Rocky Mountains and the surrounding countryside. Down stairs you will find a fully finished, walkout, wood basement featuring a large Rec room, 3 three bedrooms, bathroom and a large laundry room. Step outside to the covered patio and take in the incredible scenery, from the historic Buffalo Jump to the south to the striking hoodoo formations and mountain vistas to the west while enjoying your morning coffee or evening sunsets. A new septic system was installed in 2024, while two wells and a cistern provide a dependable water supply capable of supporting large-scale operations, having previously watered up to 400 head. The property is exceptionally well-equipped for livestock. Horse enthusiasts will appreciate the seven manicured paddocks, steel corrals and pens, five stock waterers, six horse shelters, four calf shelters, and a three-stall barn complete with a heated addition and turnout access to pasture. Ride directly from your yard through rolling native grassland along the irrigation canal and enjoy the lifestyle you've always dreamed of....

3pc Bathroom 7.58 Ft x 4.92 Ft
Bedroom 14.75 Ft x 11.83 Ft
Bedroom 14.33 Ft x 9.83 Ft
Bedroom 14.42 Ft x 10.08 Ft
Laundry room 14.42 Ft x 13.00 Ft
Recreational, Games room 17.17 Ft x 20.08 Ft
Furnace 6.42 Ft x 8.25 Ft
4pc Bathroom 10.58 Ft x 8.00 Ft
Primary Bedroom 14.42 Ft x 12.58 Ft
Family room 17.50 Ft x 12.00 Ft
Foyer 5.17 Ft x 6.42 Ft
Kitchen 14.67 Ft x 15.67 Ft
Living room 20.67 Ft x 20.17 Ft
Other 7.17 Ft x 7.67 Ft

Listing Presented By:



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http://www.landinalberta.com/

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