



## Rural Parkland County Alberta

\$2,500,000

Perched on a hilltop w/panoramic Parkland County views, this walkout bungalow sits on 147 acres w/a full professional horse setup-just 20 minutes west of Stony Plain, all on pavement. Equestrian facilities include a 60'x100' riding arena w/fresh footing & a 31'x80' barn featuring 10 Hi-Qual stalls w/water to each, private runouts, tack room, bathroom, LED lighting. Multiple fenced pastures & paddocks serviced throughout by automatic waterers - ideal for hobbyists, breeders & boarding operations. The 80'x40' machine shop offers power & two 14' x 20' overhead doors. At the home, enjoy a heated 1100 sqft triple attached garage plus a 1900 sqft quad detached garage/shop. Inside are vaulted ceilings, slate tile flrs, 2-sided stone-faced gas FP, main flr laundry & 2 bedrooms, each w/ensuite. Features include new kitchen appliances, vinyl plank flring downstairs, in-floor heating, HRV system, whole-house R.O. filtration, maintenance-free decking w/glass/aluminum railings, power gate, 2 drilled wells & pet fenced (id:6769)

Family room 11.07 m X 8.2 m

Bedroom 3 4.64 m X 5.23 m

Recreation room 6.5 m X 6.15 m

Utility room 3.10 5.54

Storage 5.44 m X 2.24 m

Living room 9.03 m X 6.59 m

Dining room 1.72 m X 3.11 m

Kitchen 6.39 m X 3.5 m

Primary Bedroom 5.12 m X 5.01 m

Bedroom 2 5.93 m X 7.42 m

Laundry room 2.03 m X 2.27 m

Mud room 1.79 m X 4.82 m

Listing Presented By:



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