



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**482074 144 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2090708**



**\$3,400,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Detached, RV Access/Parking		
<b>Lot Size:</b>	86.24 Acres		
<b>Lot Feat:</b>	Brush, Farm, No Neighbours Behind, Pasture, Sloped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	15-19-2-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Paid For, Heating Paid For, Water Paid For
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** cross country jumps, classic equine stalls, (27), ie 23 @ 12'x12" and 4@ 10'x12', racking in tack rooms, alarm systems, 500 gal cistern, all shelters (5) and all windbreaks (4)

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.