



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

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482074 144 Street W
Rural Foothills County, Alberta

MLS # A2090708



\$3,400,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,460 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Quad or More Detached, RV Access/Parking | | |
| Lot Size: | 86.24 Acres | | |
| Lot Feat: | Brush, Farm, No Neighbours Behind, Pasture, Sloped, Views | | |

| | | | |
|--------------------|---|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Laminate | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 15-19-2-W5 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | AG |
| Foundation: | Poured Concrete | Utilities: | Electricity Paid For, Heating Paid For, Water Paid For |
| Features: | 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.