



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

**780-933-9938**  
 pelchatsold@gmail.com

**16117 Highway 552 Highway W  
 Rural Foothills County, Alberta**

**MLS # A2124886**

**\$4,100,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow  |               |                   |
| <b>Size:</b>     | 3,720 sq.ft.  | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 4 full / 2 half   |
| <b>Garage:</b>   | Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached      |               |                   |
| <b>Lot Size:</b> | 28.68 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, Garden, Many Trees, Underground Sprinklers, Pasture, Pri |               |                   |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | Boiler, In Floor, Forced Air                              | <b>Water:</b>     | Well                                    |
| <b>Floors:</b>     | Carpet, Ceramic Tile                                      | <b>Sewer:</b>     | Holding Tank, Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -                                       |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade | <b>LLD:</b>       | 2-22-1-W5                               |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | AG                                      |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -                                       |

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Miele built in coffee machine, appliances in indoor arena loft

Welcome to a majestic equestrian paradise nestled on 28 acres of pristine land, just a stone's throw away from Calgary. Featuring a 3720 sq ft sprawling ranch style bungalow that is a testament to luxury living in the heart of nature, offering an unparalleled combination of comfort and functionality. You will enjoy 4 bedrooms and 6 bathrooms (each bedroom has an ensuite) with a walk-up basement and heated triple garage. As you enter the property, a sense of tranquility washes over you, surrounded by the lush greenery and breathtaking mountain views that define the landscape. The estate is a haven for horse enthusiasts, featuring a state-of-the-art indoor arena that provides a year-round riding experience. This building is 80' x 180' and is complemented by an upstairs bar with full kitchen and full bathroom, offering a perfect vantage point to witness equestrian events or simply unwind while enjoying the spectacular surroundings. For those beautiful summer days, an outdoor arena awaits, where you can bask in the beauty of nature as you engage in your equine pursuits. The outdoor arena measures 100' x 200'. The meticulous design of the property extends to the barn, complete with 15 stalls that prioritize the well-being of your horses. There are 8 - 12' x 12' stalls and 7 - 10 'x 10' stalls plus storage lockers and an office. Sixteen paddocks, most equipped with shelters and waterers, dot the landscape, providing ample space for your horses to roam freely while ensuring their comfort in every season. One paddock has been designed with a bank and grab, which would be ideal for hosting a 3 day event and derby classes. The ranch bungalow itself is spacious and inviting, the interior boasts an open-concept design that allows for a seamless flow between living spaces. Large windows frame the picturesque views, inviting the outdoors in and bathing the rooms in

natural light. The kitchen has been recently renovated and the rest of the home awaits your design flair. The stunning location of this equestrian oasis ensures that you are never far from the amenities and conveniences of Calgary, while still enjoying the serenity and seclusion that this exclusive property affords. Whether you're an avid equestrian or simply seeking a retreat from the hustle and bustle of city life, this acreage promises a lifestyle of unparalleled luxury and natural splendor. Welcome to your dream home, where the harmony of horse country living meets the convenience of urban proximity.