



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

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**Range Road 44**  
**Rural Foothills County, Alberta**

**MLS # A2137245**



**\$14,900,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Storey, Acreage with Residence		
<b>Size:</b>	7,922 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	7 full / 6 half
<b>Garage:</b>	Additional Parking, Asphalt, Boat, Carport, Covered, Drive Through, Enclosed		
<b>Lot Size:</b>	320.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Garden, Gentle Sloping, Landscaped, Lawn, Many		

<b>Heating:</b>	Boiler, Combination, Central, In Floor, Electric, Fireplace Insert, Fireplace(s), Water	<b>Water:</b>	Cistern, Drinking Water, Private, Well
<b>Floors:</b>	Carpet, Concrete, Hardwood, Slate, Stone, Tile	<b>Sewer:</b>	Engineered Septic, Septic Field, Septic System
<b>Roof:</b>	Cedar Shake, Metal, Mixed	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	21-21-4-W5
<b>Exterior:</b>	Concrete, Log, Metal Siding, Mixed, See Remarks, Stone, Wood Siding	<b>Zoning:</b>	A/ CR
<b>Foundation:</b>	Combination, Poured Concrete, Slab, Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Bar, Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Metal Counters, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Negotiable		

The Ranch at Fisher Creek is a remarkably distinctive equestrian estate beautifully set in the Foothills of Canada's Rocky Mountains. The gates to the 480-acre property are an easy one-hour drive from the city of Calgary and its International Airport. Built to host family and friends, the ranch exudes a genuine sense of fun offering unique opportunities to indulge in rugged frontier adventures and wilderness pursuits while ending your days in refined luxury. The Estate beautifully blends the classic European sophistication of its Owners with the rugged soul of the West. This is the epitome of an ultra-exclusive property; it is simply beyond compare.