



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

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Range Road 44
Rural Foothills County, Alberta

MLS # A2137245



\$19,500,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Storey, Acreage with Residence		
Size:	7,922 sq.ft.	Age:	1992 (32 yrs old)
Beds:	5	Baths:	7 full / 6 half
Garage:	Additional Parking, Asphalt, Boat, Carport, Covered, Drive Through, Enclosed		
Lot Size:	320.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Lawn, Garden, Gentle Sloping, No Neighbours Behind		

Heating:	Boiler, Combination, Central, In Floor, Electric, Fireplace Insert, Fireplace(s), Radiant, Wood	Water:	Cistern, Drinking Water, Private, Well
Floors:	Carpet, Concrete, Hardwood, Slate, Stone, Tile	Sewer:	Engineered Septic, Septic Field, Septic System
Roof:	Cedar Shake, Metal, Mixed	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	21-21-4-W5
Exterior:	Concrete, Log, Metal Siding, Mixed, See Remarks, Stone, Wood Siding	Zoning:	A/ CR
Foundation:	Combination, Poured Concrete, Slab, Wood	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	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		
Inclusions:	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.