



**GRASSROOTS**  
REALTY GROUP

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193050 Range Road 252  
Rural Vulcan County, Alberta

MLS # A2224139



**\$1,270,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,373 sq.ft.	Age:	1972 (53 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking, Triple Garage D		
Lot Size:	17.57 Acres		
Lot Feat:	Creek/River/Stream/Pond, Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, P		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	Water:	Other
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Unknown
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	22-19-25-W4
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** none

For more information, please click the "More Information" button. Stunning 17.57-Acre Equestrian Ranch with Bungalow, Cabins & Dream Shop &ndash; Just 40 Minutes from South Calgary. Welcome to your dream property&mdash;where country charm meets incredible versatility. Nestled on 17.57 beautifully maintained acres, this remarkable ranch offers endless opportunities for horse enthusiasts, business-minded entrepreneurs, multi-generational families, or contractors in need of exceptional space and amenities. The 2,372 sq ft (above grade) bungalow exudes warmth and comfort, featuring a crackling wood-burning stove, a cozy gas fireplace, and breathtaking views of the Rocky Mountains. Stay cool in the summer with central A/C, and enjoy a chef&rsquo;s kitchen designed for entertaining&mdash;complete with granite countertops, elegant cabinetry, a spacious island, and abundant storage. With 4 spacious bedrooms and 2 dedicated offices, there&rsquo;s room for work, rest, and everything in between. The rustic finished separate lower living area, with private entrance offers a peaceful retreat. Step outside and explore a wide array of versatile outbuildings&mdash;ideal for storing tractors, RVs, boats, horse trailers, or hay. The main shop is a showstopper, featuring commercial-grade HOTSYS car wash system, full drainage, laundry room & lockers. Horse lovers will fall in love with the exceptional equestrian amenities, including 350' x 150' outdoor arena, 110' x 70' sand arena, 50&rsquo; round pen. Three barns with power, heat, and water, two corral systems with continuous metal panels and automatic waterers, tack room with water power and heat. Exercise track and natural spring-runoff creek for year-round enjoyment. The beautifully landscaped grounds feature apple and pear trees, vibrant flower gardens, a 60&rsquo; x 60&rsquo; vegetable

garden, and two greenhouses—perfect for the green thumb in the family. All of this located just 40 minutes from south Calgary, offering the ideal blend of rural tranquility and urban accessibility. This one-of-a-kind property is more than just a home—it’s a lifestyle.