



**GRASSROOTS**  
REALTY GROUP

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185038 Range Road 241  
Milo, Alberta

MLS # A2237581



**\$1,999,000**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | NONE   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | 2 Storey, Acreage with Residence   |        |                   |
| Size:     | 5,136 sq.ft.   | Age:   | 1982 (43 yrs old) |
| Beds:     | 5  | Baths: | 3 full / 2 half   |
| Garage:   | Off Street, Parking Pad, Quad or More Attached                             |        |                   |
| Lot Size: | 152.00 Acres   |        |                   |
| Lot Feat: | Farm, Landscaped, No Neighbours Behind, Pasture, Private, Sloped, Views, Y |        |                   |

|             |  |            |             |
|-------------|--|------------|-------------|
| Heating:    | Fireplace(s), Forced Air   | Water:     | -           |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Tile, Wood                               | Sewer:     | -           |
| Roof:       | Clay Tile  | Condo Fee: | -           |
| Basement:   | Finished, Full   | LLD:       | 35-18-24-W4 |
| Exterior:   | Wood Frame, Wood Siding  | Zoning:    | Residential |
| Foundation: | Poured Concrete  | Utilities: | -           |
| Features:   | Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Jetted Tub, Sauna |            |             |

Inclusions: None

Visit REALTOR® website for additional information. Full quarter section of luxury living, equestrian facilities. It has prime locations near Balzac and Lethbridge Racetracks and Spruce Meadows. Originally as a thoroughbred training facility, the property is surrounded by pipe rail fencing as are the corrals, It features spacious living quarters and a host of amenities with wonderful views of the Buffalo Hills & the Rockies, Highlights include a spacious home, multiple fireplaces, and four large bedrooms with ensuites. The fully developed basement offers a billiard room, fitness, and playroom. Outside, you'll find a workshop, picturesque pond, and a magnificent horse barn with 20 indoor and 10 outdoor box stalls, tie stalls, and turnout paddocks. Water is of good quality and quantity from the newly drilled well and pump, etc. It supplies both the house and each of the paddocks with sheds