



**GRASSROOTS**  
REALTY GROUP

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**290002 Township Road 292**  
**Rural Rocky View County, Alberta**

**MLS # A2238047**



**\$2,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,742 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	79.49 Acres		
<b>Lot Feat:</b>	Farm, Landscaped, Pasture, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	13-29-29-W4
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	A_GEN
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island		

**Inclusions:** appliances in shop guest area

An equestrian dream awaits on this immaculate 79.5-acre property east of Crossfield, designed with horse lovers and outdoor enthusiasts in mind. Fully paved to your doorstep, this impeccable set up features a lovely 3 bedroom ranch bungalow with wrap around deck and beautiful landscaping overlooking a pastoral coulee and creek to the North. At the heart of the property is a heated 6,000 sq ft shop/barn with oversized doors, in-floor heat, and a comfortable self-contained guest area (not permitted as an ADU). The barn includes a drive-through bay for easy livestock handling or parking your motorhome/ truck & trailer (19' x 58'), a large shop area (44' x 29.5'), gorgeous barn with four oversized box stalls, tie-stall space, a vet-grade walkthrough bath/vetting station with hot and cold water, and a well-appointed tack room/office. This building has two bathrooms, one on the lower area with a shower and a second on the upper floor as well as laundry. Outside you will love the professional 140' x 220' outdoor arena with roping boxes, an alley for cattle, and an adjacent holding pen, perfect for your multidisciplinary equestrian pursuits. There are six 50' x 15' turn out pens, each with shelters, auto waterers and feeders. There are several grass pastures and approximately 60 acres are leased annually for crop, offering added versatility and farm income potential. The house has modern country charm, nestled on a hillside to take full advantage of stunning coulee and creek views, enjoyed from the massive wraparound veranda. Inside, the home offers a comfortable and versatile layout with a custom kitchen featuring granite countertops, a 36" Capital gas range with a pot filler, prep island with seating and ample dining space. The kitchen flows into a bright living room with cozy gas fireplace and a large formal dining

area perfect for entertaining. There are two bedrooms on the main floor, including one with a 3 piece ensuite bath with access to the covered deck. Downstairs the beautifully finished walkout basement is a private retreat with a spa-inspired primary suite including a large walk-in closet, ensuite, laundry, and garden doors opening to a hot tub-ready patio. A generous second living room featuring custom built-ins and full bar area complete the lower level, offering space and comfort for both relaxation and entertaining. The house has a double attached heated garage with epoxy floor which is currently being used as a man cave/ gym space. Conveniently located just 20 minutes north of Calgary International Airport—and only 5 minutes from Irvine's Western Store—this property combines rural tranquility with unbeatable accessibility. Pavement leads right to the front door, and the home is set well back from the road, offering exceptional privacy. A secure Command Gate ensures controlled access and added peace of mind, while page wire fencing surrounds the yard to keep your four-legged companions safe. Ag-Gen zoning. GST applicable.