



**GRASSROOTS**  
REALTY GROUP

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211002 Range Road 260  
Rural Vulcan County, Alberta

MLS # A2241974



**\$1,675,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,856 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	40.03 Acres		
Lot Feat:	Landscaped, Level, Pasture, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-21-26-W4
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas, Phone, Satellite In
Features:	Breakfast Bar, High Ceilings, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Farm fuel diesel tank, 12 tack lockers in barn, wall mounted saddle racks, tire feeders.

This property ticks all of the boxes for the serious HORSEPERSON! On this level 40 ACRE parcel you and your horses will find your own retreat from rain, wind, snow, mosquitoes, heat and can ride 24 hours a day in the 180'x80' bright, heated INDOOR RIDING ARENA! Saddle up next door in the ATTACHED 12 STALL BARN ( 24'x80'- 9 with auto waterers) with a wash rack and separate tack room! For boarders there are 14 double wide individual tack lockers. On the nicer days enjoy the large OUTDOOR panelled ARENA ( 130'X240') or just turn your horse out to graze on the 30 + acres of pasture. Several individual turn out pens with shelters and shared waterers(5) and a 48'x60' HAY SHED ( built in 2015) complete this nicely located EQUINE FACILITY just 30 minutes from Okotoks! Other nice additions to this property are a 32' x48' quonset with concrete floor to park the RV or horse trailer and a 24'x26' double detached fully drywalled garage. The 1845ft<sup>2</sup> 4 BEDROOM, 3 BATHROOM BUNGALOW is nicely laid out and is bright and flooded with SUNLIGHT from skylights and large west facing windows in the living room and is very accommodating for entertaining or a large family. The lower level is fully developed with a huge 4th bedroom, 3 piece bath and a large recreation room with tons of storage! This property is a good opportunity for anyone interested in acquiring a full training facility at an affordable price and is willing to make their own further improvements to build equity and enjoy their passion for horses!