



GRASSROOTS
REALTY GROUP

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52138 Township Road 263
Rural Rocky View County, Alberta

MLS # A2244389



\$2,390,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,785 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Heated Garage, Insulated, Triple Garage Att		
Lot Size:	17.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Metal

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Quartz Counters

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 15-25-5-W5

Zoning: A-Gen

Utilities: Electricity Connected, Natural Gas Connected

Inclusions: 6 box stalls, all gates, 1 Stock waterer, solar panels and system, 4 horse shelters, Wine cooler in Wine room

Go West- closer to the mountains and bring your horses. 10 km west of Cochrane sits this 17 acre Horse Heaven complete with, indoor arena, and totally renovated 2784 sq ft home. This stunning property is meticulously maintained inside and out, offering a blend of elegance and functionality. Adjacent to the entry is a large office featuring oversized windows and French doors, perfect for a home business. The home boasts large windows with breathtaking views, quartz countertops, new vinyl plank flooring, offering casual country living at its best. The recently renovated kitchen is bright and airy, outfitted with high-end appliances, ideal for entertaining. Kids need plenty of outdoors so why not enjoy watching the endless hockey game on the outdoor rink down by the creek from your huge maintenance free deck off the out the kitchen/living room patio doors. After the game enjoy a frothy hot chocolate, around the featured rock gas fire place to thaw out your toes. Need some escape? The Master retreat provides deck access, stunning scenery, 5-piece ensuite, steam shower and a massive walk-in closet featuring quartz-topped storage island. The rear entry includes a large mudroom and laundry area with a pantry. Upstairs, you'll find a home gym, a refrigerated wine room, and a second office with stunning mountain views, which could also function as an additional family room. The walk-out level offers a vast recreation room, a family/TV are 3 huge bedrooms, a 5-piece bath, bar and a concrete patio nestled amongst a tree-lined yard. The triple attached garage features in-floor heat, large windows, workbench and ample storage for all your toys and projects. If you love gardening & birds, you will be delighted by the fenced SW garden with raised planters. Your 4-legged friends will be pampered this winter in the upscale 6 box stall 2 tie stall barn

complete with in-floor heating, wash bay, tack room, bathroom, feed room and covered hay storage area with a concrete floor. The barn's upper mezzanine provides ample storage, and office space. The centerpiece of this property is the 60' x 120' bright insulated, indoor arena, with new sand footing. There is also Solar panels on the arena's south-facing roof supplementing power to the entire property. West of the house, find a 60' x 30' heated shop built in 2024 with an automatic garage door and a 12' overhang covered storage area or hay shed, ideal for storing equipment and working on projects. The northwest corner of the property features a thriving tree farm with over 1,000 spruce and pine trees, nearing maturity and ready for sale. The Beapre Creek meanders through the NE corner, creating a natural playground for children and abundant wildlife. On the west side, there are four large paddocks, each with an internal smaller corral, access to water, and shelters. Plus invisible dog fencing to keep pets safe. Go West to enjoy blue skies, mountain views, a turnkey equestrian setup, a high-quality home, and an unbeatable location.