



GRASSROOTS
REALTY GROUP

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200, 370068 160 Street E
Rural Foothills County, Alberta

MLS # A2259898



\$1,650,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,372 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, C		
Lot Size:	48.00 Acres		
Lot Feat:	Back Yard, Farm, Garden, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-20-28-W4
Exterior:	Composite Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: n/a

A rare opportunity to own a fully developed equestrian property with breathtaking mountain views. This 48-acre farm is set up for both serious riders and those seeking a true country lifestyle. Facilities include a 72' x 160' heated indoor riding arena with laser-leveled sand footing, LED lighting, sound system, and built-in tack lockers, as well as an outdoor arena, round pen, and multiple paddocks. The 12-stall barn was rebuilt and updated with puck board stalls, each wired for heated buckets, and the hay shed provides storage for approximately 150 round bales. A 20-acre turnout pasture with pond, plus grassy areas and gardens, completes this outstanding setup. The home is a four-level split that has undergone significant renovations inside and out. The kitchen features quartz countertops, alder cabinetry, and gas appliances, while the living spaces include a warm family room with wood accents, a summer kitchen, and a bright office with mountain views. Upgrades include new windows, doors, shingles, insulation, and hardy board siding, along with a large sunny deck and outdoor gas fireplace. A heated shop with third parking bay and a double garage add even more function to the property. This is a turnkey equestrian farm that combines modern amenities, thoughtful renovations, and stunning views into one complete package.