



GRASSROOTS
REALTY GROUP

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373108 48 Street W
Rural Foothills County, Alberta

MLS # A2275854



\$2,200,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,268 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	146.70 Acres		
Lot Feat:	Farm, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pasture, View		

Heating:	In Floor	Water:	Cistern, Well
Floors:	Cork, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-20-1-W5
Exterior:	Vinyl Siding	Zoning:	DC29
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Sauna, Walk-In Closet(s)		

Inclusions: Cistern tanks, hot tub, all as is

The perfect location for your next dream venture lies 8 km west of Okotoks at 373108 48th Street! Whether your vision is a private equestrian facility, or something more expansive, this exceptional property offers a rare opportunity. Follow the tree-lined driveway to a beautifully positioned two-story 2,268 sq. ft. home, perched atop the hill. The residence features West-facing mountain views, hardwood floors, and thoughtful attention to detail throughout. Upstairs, you'll find three spacious bedrooms with ample closet space, custom storage & a master suite balcony. Bathrooms are conveniently located on every level, including a generous primary ensuite overlooking the mountains. The fully developed walkout basement offers a media area and a sauna/hot tub room with direct access from the house. Covered parking is abundant, with a double attached garage and an additional double detached garage located at the base of the driveway. From the house, enjoy sweeping southern views across 145+acres of productive pasture and hay land. Directly across the driveway sits a 70'x200' indoor arena complete with an attached heated stalling area and wash facilities. An outdoor riding arena is conveniently located beside the barns, ideal for summer use. The arena is well-equipped with a full four-piece bathroom, a tack locker room, kitchen facilities, and an office. The facility is thoughtfully designed with over 20 paddock spaces, all featuring automatic waterers and shelters. Two wells & a cistern system service the property, ensuring ample water supply. The layout of the property has been carefully planned, including an additional barn located among the paddocks, ideal for tack storage or veterinary work. A pole barn provides a generous amount of hay storage, and a heated shop offers secure space for tractors, equipment, and supplies. With so much

to explore, come and enjoy what it truly means to be in the heart of the Foothills!