



**GRASSROOTS**  
REALTY GROUP

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**210, 274216 112 Street W  
Millarville, Alberta**

**MLS # A2293260**



**\$2,800,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Horses, See Remarks		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	64.43 Acres		
<b>Lot Feat:</b>	See Remarks, Treed		

<b>Heating:</b>	-	<b>Water:</b>	Well
<b>Floors:</b>	-	<b>Sewer:</b>	Septic System
<b>Roof:</b>	-	<b>Near Town:</b>	Millarville
<b>Basement:</b>	-	<b>LLD:</b>	24-21-2-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	DC29
<b>Foundation:</b>	-	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For, Underground U
<b>Features:</b>	-		

**Major Use:** Equestrian

This premier equestrian estate offers an outstanding blend of functionality, comfort, and future residential potential, all set within the picturesque landscape of Foothills County. Ideally located just south of the popular Granary Road Farmer’s Market, this property is the perfect setting for a private equestrian retreat or a fully operational riding centre. At the heart of the property is a state-of-the-art 80 by 200-foot heated indoor arena, designed with premium waterless footing to ensure excellent traction and minimal maintenance. Equine-specific LED lighting brightens the space, allowing for year-round riding and training in any weather. Connected to the arena is an impressive barn, featuring in-floor heating and 16 spacious 12x12 stalls. The barn is thoughtfully outfitted with two well-appointed tack rooms, two bathrooms, two offices and kitchen. For equine care there’s a wash bay with overhead hose boom, laundry and blanket storage and dedicated jump storage storage room, offering everything needed to support a high-functioning equestrian facility. Beyond the barn, the outdoor amenities are equally impressive. Sixteen pipe-fenced turn-out paddocks adjacent to the barn, all serviced by the 8 automatic waterers. Four additional one-acre pastures and a professionally built 100 by 200-foot outdoor arena with a specialized base mat system offers excellent performance and training conditions. Riders will also appreciate the scenic trails that wind through mature trees, creating a peaceful and natural environment ideal for hacking and leisurely rides. One of the most enticing features of this property is its elevated building site, which provides breathtaking city views and is ideally suited for a walk-out basement design. All utilities have already been trenched to the site, streamlining the future construction process and offering convenience for those looking to

build their custom dream home. Completing the property is a large metal hay barn and a substantial 40 by 40-foot heated shop with insulated walls, a concrete floor, and a heavy-duty equipment lift—perfect for machinery storage and maintenance. This extraordinary estate seamlessly combines professional-grade equestrian infrastructure with the tranquility and beauty of rural living. Whether you envision it as a personal horse haven or the foundation of a thriving business, this Foothills County gem is a rare opportunity not to be missed.