



**GRASSROOTS**  
REALTY GROUP

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10, 290254 96 Street W  
Rural Foothills County, Alberta

MLS # A2000112



**\$5,990,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,483 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	160.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, S		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-21-1-W5
Exterior:	Stone, Stucco	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Natural Gas Connected, Phone C
Features:	Bidet, Bookcases, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Cattle chute, 4 livestock waterers, all stalls, all gates, 3 horse shelters, all feeders, all livestock panels, garden shed, Barn : Electric Stove, dishwasher, microwave Hood fan, Washer, Dryer, . saddle racks, Hip Roof barn: fridge, Electric Stove, Dishwasher, Microwave, vacuum system, washer, Dryer, All stall mats

Dreaming of moving to the ultimate horse facility? Here is your opportunity. You enter up the paved, rail lined driveway, and are awestruck by the glistening, full range mountain view, as the backdrop for this rambling, 3483 sq ft, walk out bungalow with over 6200 sq ft of living space. Bright, large rooms, with custom architectural design, grand roof lines and large windows, drink in those huge panoramic views. You are welcomed though the custom, arched Cherry door, to a refined flagstone, entrance, into gleaming cherry hardwood floors, to a well planned, wood accented, open floor plan, and a "Wow factor" view from every room. As winter comes, nothing warms your heart and soul, like curling up beside one of the 2 log burning, real stone, fireplaces in the main Living room or Rec room downstairs. Imagine sipping your morning coffee in the sunshine, on the wraparound cedar deck, as you watch horses grazing in the pasture or the kids playing in the fully landscaped yard that has underground sprinklers. Need some escape? Sneak away into the executive Master suite, again, with an incredible mountain view, adobe gas fireplace, large walk in closet and 5 pc ensuite. The low maintenance exterior has adobe style stucco, stone siding, covered verandas, and clay tile roof. Like to entertain? A fully upgraded gourmet kitchen has granite covered, birds eye maple cabinets, hand made pulls, high end appliances, copper hood fan, and a well lit cedar vaulted ceiling, as icing on the cake. This perfect home and horse facility is in the center of a wildlife corridor. You'll delight in the sounds of the elk bugling and the coyotes yipping on this 160 acre, unsubdivided quarter, that has a nice mix of aspen pockets, lush open grass meadow, and a "top of the world" 360 degree, city to mountain view. Everything you need, for your four legged friends. 70x160 ft indoor arena, attached 6

- Box Stall, 4 tie stall barn with wash rack, huge tack room, lounge area, 3pc bathroom with shower, plus cold storage for your tractors and toys. Outside you will find, 100x150 outdoor arena, plenty of rail paddocks with heated waterers and shelters. You are going to love your own fully insulated and heated shop, connected to an executive 2400, sq ft living quarters above the 6-box stall hip roof barn. Pastures are fenced and cross fenced, and a seasonal creek babbles through the hills in the East pastures. 2 good wells pumping into a 3,000-gal cistern, to supply all the water you need to run your operation. So close - only 20 min to Spruce Meadows or city, 10 min to Okotoks, or Strathcona Tweedsmuir, but feels so far away, on a paved, dead-end road. So, whether you are a horse enthusiast, breeder, or just a livestock lover, you are going to enjoy this ultimate, horse facility, with an attached greenhouse, manicured yard, large mature evergreens, plenty of 3 rail fence and a Mountain view second to none. The Purchase Price does not include GST.