



**242044A Range Road 224**  
**Rural Wheatland County, Alberta**

**MLS # A2072751**



**\$1,450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	A-Frame, Acreage with Residence		
<b>Size:</b>	711 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	146.88 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Brush, Corners Marke		

<b>Heating:</b>	Boiler, In Floor, Electric, Exhaust Fan, Hot Water, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	17-24-22-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Sump Pump(s), Tankless Hot Water, Track Lighting, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** 3 electric stoves, 4 refrigerators, 3 dishwashers, 2 washers, 2 dryers, microwave hood fan, hood fan, ceiling fans, water treatment system, sub pumps, 2 wood stoves, all metal gates.

For additional information, please click on Brochure button below. 147 Acre Horse Property with 102'x240' Indoor Arena, east of Calgary. It has 3 residences: Primary home is 711 sq ft A-frame with loft, a 1924 sq ft bungalow and an apartment in the arena. The property is fenced and cross-fenced and very secluded with it's 1/2 mile driveway. Gorgeous views and miles of beautiful riding paths along the irrigation canal. The property borders a small lake, has 4 dugouts and two good producing water wells (6 and 10 gpm)]. 102' X 240' Goodon Indoor arena, built in 2006 - the riding area is 80' x 240' with ground suitable for Reining; it has a 22' x 240' lean-to on one side which has a tack area, wash rack, office, 3-piece bathroom with room for full sized washer/dryer and apartment. A 40' x 80' insulated barn on the west side of the indoor arena via a breezeway with 3 large foaling box stalls and 5 regular sized box stalls along with feed room with water and 12 x 20 tack room. A further 12 x 168 open faced pole shed with a steel corral system extending from it with 7 auto waterers making this into 14 additional outside covered pens. An outdoor arena of 150 x 300; several large paddocks and 3 more auto waterers. Lots of dog kennels, including approx 40' x 40' x 6'H chain link run and a 7' x 14' x 8'H insulated & heated dog house. The new K-12 Wheatland Crossing school is less than 3 miles away. Sold as is.