



370120 176 Street W
Rural Foothills County, Alberta

MLS # A2084450



\$2,850,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,673 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Outside, Parking Pad		
Lot Size:	140.00 Acres		
Lot Feat:	Farm, No Neighbours Behind, Landscaped, Many Trees, Pasture, Private, Se		

Heating:	Boiler, In Floor, Propane	Water:	-
Floors:	Concrete, Hardwood, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	20-20-2-W5
Exterior:	Wood Frame	Zoning:	A-INR
Foundation:	Slab	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s)

Inclusions: 3 large shelters, small red barn, Parkside trailer, feed shed, garden shed

Rarely is a property of this quality presented for sale with the magical combination of 140 acres of land, perfectly set up for a horse property, and a custom built, uniquely exquisite, sprawling, ranch style bungalow all located only 30 minutes from the south end of Calgary. The beautiful landscaping surrounding the home includes many mature trees and a lovely wrap around covered patio. The 3,673 square foot residence's entrance welcomes you with superb, tongue and groove, spruce and pine finished, vaulted ceilings and stone wainscoting. The wide open, expansive floor plan is perfectly arranged for comfort and entertaining with a central sitting area by the wood burning stove, the dining area with windows overlooking the grounds, a second sitting room and a truly gourmet kitchen with ranch style wood cabinets, two built-in ovens, a huge gas cook-top, an additional prep sink, high-end, stainless appliances and granite counter-tops. There is an abundance of natural light from the massive skylights throughout. The 525 square foot primary retreat is serenity itself with its own gas fireplace adjacent to the massive soaker bathtub. The en-suite includes a dual walk-in shower, lots of built-ins and a cheater door to the laundry room. For those who like to work from home there is a separate den/office/bedroom and a three-piece bathroom. Enjoy the warmth of heated flooring throughout. If you have always dreamed of being close to your horses you will love the attached 2,460 square foot barn with eight removable stalls, tack room, storage, a shower and separate laundry. Car enthusiasts could convert this space to a ten-car garage. Horse lovers will appreciate the seven, over 3,500 square foot paddocks, nine horse shelters and the outdoor riding area with a round pen. There are 60 acres of pasture and the 70 acres of hayfield which have never been

sprayed so could qualify for organic land certification. This property comes with a 25 GPM well, a pump house, two dugouts, and multiple sheds. Welcome to your own personal Yellowstone.