



482074 144 Street W
Rural Foothills County, Alberta

MLS # A2090708



\$3,400,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,460 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	86.24 Acres		
Lot Feat:	Brush, Farm, No Neighbours Behind, Pasture, Sloped, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-19-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Water Paid For
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: cross country jumps, classic equine stalls, (27), ie 23 @ 12'x12" and 4@ 10'x12', racking in tack rooms, alarm systems, 500 gal cistern, all shelters (5) and all windbreaks (4)

Have you ever dreamt of owning a world-class EQUESTRIAN FACILITY that caters to all your equine needs? Your dream has become a reality with this exceptional 86.24-acre property, nestled in a picturesque setting with BREATHTAKING MOUNTAIN VIEWS from every Angle!! This full-service equestrian facility offers everything a horse enthusiast could ever desire, whether you're a professional rider or a passionate horse lover. Featuring a 80 x 200-foot, 16,000 SQ.FT. INDOOR HEATED ARENA which includes 2 barns with a total of 27 stalls. The main barn is equipped with convenient wash stalls, full-height lockers, a well-appointed kitchen and lounge area, Classic Equine stalls, and soft stall mats. Your horses can enjoy a variety of outdoor spaces, including a full cross-country course, a lush grass ring for precision work, a versatile sand ring for refining your skills + there are tons of turnout paddocks all with grass. Completing this one of a kind property is a 4-bedroom, 4 bathroom, 2831 Sq.Ft residence built in 2007 and is the perfect retreat after a day at the barn or spot to house hired help (current tenant occupied, so this could also be a great source of revenue). Set on 86.24 acres, this equestrian haven combines unparalleled luxury and functionality. Located just 40 minutes from the renowned Spruce Meadows, this property stands as a unique and extraordinary opportunity to own one of the region's most stunning equestrian properties. It's a one-of-a-kind gem and a priceless investment that couldn't be replicated at the same cost.