



GRASSROOTS
REALTY GROUP

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55055 Hwy 844
Raymond, Alberta

MLS # A2092938



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,401 sq.ft.	Age:	2009 (15 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street, RV Access/Parking		
Lot Size:	71.36 Acres		
Lot Feat:	Dog Run Fenced In, Pasture		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Softwood, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Wood Frame	Zoning:	Residential Farm
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recreation Facilities, Sauna, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Wood Counters, Wood Windows		
Inclusions:	6 burner gas stove, refrigerator, dishwasher, washer, dryer, central vac and attachments, ceiling fans, window coverings, steam shower		

Visit REALTOR website for additional information. Southern Alberta's best equipped equestrian center with a 2400 square foot 2 story home with 6 bedrooms, 3.5 bathrooms, wood floors and ceilings. A massive 80 X 180 heated and insulated riding arena with heated tack room and tack up area and office and instructional areas on the mezzanine. Pens for up to 40 horses and professionally built 140 ft outdoor round arena and 50 ft outdoor wooden round pen, 12 acre cross country jumping field, 40 acres of dryland hay all set on 71.36 acres near Raymond