



GRASSROOTS
REALTY GROUP

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10, 290254 96 Street W
Rural Foothills County, Alberta

MLS # A2127312



\$5,600,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,483 sq.ft.	Age:	1999 (26 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, Landscaped, Lawn, Many Trees, Meadow, N		

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, Arena : dishwasher, microwave/hood fan, Washer, Dryer, saddle racks, Hip Roof barn: fridge, Electric Stove, Dishwasher, Microwave/hood fan, vacuum system, Washer, Dryer, All stall mats, Main House 5 burner gas cook top, Central Vac/attachments, Fuel tank, Fridge in Mud room, Large sectional sofa in the lower great room, Pine wall units in upstairs room, Furniture in the arena lounge: Oak dining table, Sofa bed, sofa, loveseat

Luxury Home, the ultimate horse facility in the center of a Wildlife corridor. Drive up the rail lined paved driveway, and marvel at a full range Rocky Mountain view as the backdrop for this breathtaking 3483 sq ft, walk out bungalow with 6200 sq ft of developed living space. Bright, large rooms that are custom architecturally designed, grand roof lines with large windows to drink in those huge panoramic views. The custom cherry door leads through a refined flagstone entrance into a well-planned, wood accented, open floor plan featuring gleaming cherry hardwood floors, and a "Wow factor" view from every room. A gourmet kitchen has granite counter tops, birds eye maple cabinets, hand-made pulls, high end appliances, copper hood fan, and a well-lit cedar vaulted ceiling - perfect for those who like to entertain. On a cool summer night there is nothing , like curling up in front of one of the 2 log burning, real stone fireplaces in the main Living room or Rec room downstairs. Can you imagine sipping your morning coffee on the wrap- around cedar deck as you watch horses grazing in the pasture and the kids running through the underground sprinklers in the full professionally landscaped yard. Need a little "me" time. Escape to the sanctuary of the executive Master suite, again, with those incredible mountain views, 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. The local wildlife are a big part of this country oasis. You'll delight in the sounds of the elk bugling and the coyotes yipping on this un-subdivided, 160 acre 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 is here 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. There is also a fully insulated and heated shop, connected to an executive 2400, sq ft living quarters above the 6-box stalls in the stately 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 this luxury home and a Mountain view second to none. Do not enter without permission. The Purchase Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST.