



210210 274 Avenue W
Rural Foothills County, Alberta

MLS # A2140396



\$2,475,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,901 sq.ft.	Age:	1989 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Electric Gate, Garage Door Opener, Gravel Driveway		
Lot Size:	69.99 Acres		
Lot Feat:	Cleared, Creek/River/Stream/Pond, Farm, Pasture, Rolling Slope		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Vinyl Plank, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	26-21-3-W5
Exterior:	Log	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Decorative Antique Stove, Starlink Dish		

The property that everyone stops to look at! This 70 Acre property is spectacular with its rolling gentle slopes and views! Well set up for horses with an 85' x 205' outdoor arena built to commercial specs, approximately 7000 ft of newer post and rail fencing, 4 Richie outdoor waterers, 6 shelters, 5 large field pastures and 6 smaller day turnouts! Enter the property through the Automatic Command Gate and start the experience while driving up to the Log Home and Garage. This home has had a complete interior renovation in 2020, All new vinyl windows in 2018 and a New High Efficiency furnace and tankless hot water this year! With 2 bedrooms, an open to below loft, vaulted ceilings, gas fireplace and beautiful kitchen you can just move in and enjoy this story book setting! The garage, shed and Barn are all log buildings and were refinished and re-chinked in 2016. If you like to entertain you have a massive cedar deck with tremendous views for your guests to enjoy. The roofline extends over part of the deck so your protected from weather when the bar-b-q is going if necessary! If some guests need to stay the night you have a cozy 16' x 12' cabin space for them, nestled into the trees beside the seasonal creek that runs through the trees. Your horses can enjoy the surroundings as well with a heated 3 stall barn with its own power panel and hot and cold water as well. Lots of open field with smooth wire fence and of course the rest is post and rail. The oversized double garage is insulated and heated so great for vehicles or as a shop! With a location close to Calgary, Priddis, Diamond Valley and Okotoks, services are never far away. Roads are paved to the property and there are some excellent locations for future building of an indoor equestrian facility or even possibly a second home (Subject to Foothills County Approvals Process).

Properties like this are rare so don't miss the opportunity to make it yours!