



**GRASSROOTS**  
REALTY GROUP

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**3245 Township Road 292**  
**Rural Mountain View County, Alberta**

**MLS # A2177825**



**\$5,000,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural, Commercial, Horses, See Remarks		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	-		
<b>Lot Size:</b>	132.63 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Madden
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	10-29-3-W5
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Natural Woodwork, Vaulted Ceiling(s)		

**Major Use:** Equestrian, Mixed, See Remarks

Welcome to Prairie Mountain Ranch—an extraordinary 133-acre equestrian estate offering a rare opportunity to acquire a fully permitted commercial facility in the heart of Alberta’s ranch country. Purpose-built for versatility and performance, this multi-discipline equestrian facility is ideally suited for cow horse, dressage, show jumping, eventing, and more. Whether you are a competitor, clinician, or trainer, the setup is turnkey and ready to support your vision. With commercial zoning already in place, Prairie Mountain Ranch is fully equipped to accommodate boarding operations, professional training programs, and hosted clinics—delivering both income potential and operational flexibility from day one. At the core of the property is a 260-foot by 115-foot state-of-the-art indoor riding arena, thoughtfully designed for year-round use. An expansive 4,500 square foot upper-level viewing lounge provides a warm and inviting space for events, workshops, or private gatherings. Connected to the arena is a 45-foot by 260-foot barn featuring ~46, 12 by 12 box stalls, heated wash bays, tack rooms, and carefully planned amenities that reflect the highest standards in equine care. Buyers benefit from avoiding the delays and expense of permitting—a true turnkey commercial acquisition. The outdoor facilities are equally well-appointed, including a 140-foot by 240-foot outdoor arena, a 70-foot steel round pen, and twenty individual runs with shelters and heated waterers, plus an additional seven flexible-use runs for seasonal or specialized needs. A large hay shed, workshop, and multiple outbuildings support the day-to-day demands of a professional operation. The primary residence is a charming two-storey home of over 1,700 square feet, offering panoramic views of the mountains and surrounding

landscape. A separate 1,280 square foot, three-bedroom mobile home provides ideal accommodation for staff or guests. Mature trees, open pasture, and cultivated fields create a setting that is both peaceful and highly functional. The property includes three high-output wells, 45 acres of cultivated land, and 88 acres of natural pasture—blending productivity with pastoral beauty. Currently operating as a reining facility, Prairie Mountain Ranch is fully capable of supporting a wide range of equestrian disciplines. Just over an hour from Calgary and minutes from the community of Madden, this is a rare opportunity to acquire a fully developed, professionally designed equestrian facility—where commercial zoning, best-in-class infrastructure, and natural splendor align to create one of Western Canada’s most compelling horse properties. This property is more than a facility; it’s an invitation to embrace the beauty, hard work, and joy of life on the land. Prairie Mountain Ranch offers an extraordinary lifestyle, rich with potential. Here is your chance to own a remarkable estate where every detail has been thoughtfully planned and perfected.