



98, 214083 Twp Rd 10-1
Rural Lethbridge County, Alberta

MLS # A2192298



\$2,699,999

Division:	NONE		
Cur. Use:	Horses		
Style:	Bungalow		
Size:	1,814 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	37.81 Acres		
Lot Feat:	Creek/River/Stream/Pond, Dog Run Fenced In, Few Trees, Pasture, Secluded		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Diamond City
Basement:	Finished, Full, Walk-Out To Grade	LLD:	5-10-21-W4
Exterior:	Stone	Zoning:	RA
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Bar, Built-in Features, Granite Counters, Kitchen Island, Pantry, Sauna, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Major Use:	Equestrian		

This exceptional 37.81-acre property is a dream come true for horse enthusiasts, offering a breathtaking half-mile of river frontage. With every detail thoughtfully considered, this home is designed to provide both luxury and practicality for family living or retirement. From the moment you wake up and look out your master bedroom window, you'll be greeted by sweeping views of the river. This home features a spectacular master suite with a walk-in closet, a river view, and a balcony that leads to the outdoor kitchen. Gorgeous granite countertops throughout the home. Outdoor kitchen complete with drainage, hot & cold water, electrical & gas. Two indoor gas fireplaces for cozy evenings and one outdoor gas fireplace on the lower patio. A walk-out basement. A theatre room and an arcade room for endless entertainment. In-floor heating in the basement and master bathroom. Permanent Christmas lighting and durable real stone & Hardie Board siding. A private indoor pool room features a saltwater pool, hot tub, and infrared sauna. The pool is fully automated, allowing you to control the lights and temperature of the hot tub from your phone. The surrounding yard includes automatic underground sprinklers and thoughtfully placed birch and spruce trees. A metal staircase leads down to the river area, which also features underground sprinklers and is home to a high-producing well. The property has perimeter fencing and cross-fencing, featuring no-climb fencing and coated high tensile wire. The front entrance is gated, ensuring added security and convenience. The 160x65 ft building includes a 120x65 indoor riding arena, along with a heated barn and shop. The barn has stalls, a fully functional washroom with a washer and dryer, a wash bay, and soft rubber flooring for horses. The shop side features a mezzanine and another washroom. The building is fully spray-foamed and

equipped with permanent Christmas lighting. There is also a new 36x36 pole building with 100-amp electrical panel. It has permanent Christmas lighting and provides extra space for equipment and storage. There's also a new 32x32 hay shed. The horse pens are constructed with drill stem, complete with shelters and automatic waterers, provide comfort and convenience for your horses. A private road leads to the river, where you can launch a boat. A peaceful, personal camping area along the river offers a perfect retreat away from the main house. This property is also equipped with sportdog perimeter fence for safety and security. This incredible property offers everything you need for a horse-loving lifestyle, including high-end features, ample space, and privacy. Don't miss out on this one-of-a-kind opportunity!