482074 144 Street W

Heating:

Floors:

Roof:

Basement:

Finished, Full

\$3,400,000

NONE

1,460 sq.ft.

Residential/House

Acreage with Residence, Bungalow

Age:

Beds: 4 Baths: 3 full / 1 half Garage: Quad or More Detached, RV Access/Parking Lot Size: 86.24 Acres Lot Feat: Brush, Farm, No Neighbours Behind, Pasture, Sloped, Views Water: Well Forced Air, Natural Gas Sewer: Carpet, Laminate Septic Field, Septic Tank **Condo Fee:** Asphalt Shingle LLD: 15-19-2-W5 Zoning: AG

Division:

Type: Style:

Size:

Exterior: Vinyl Siding, Wood Frame Foundation: Poured Concrete **Utilities:** Electricity Paid For, Heating Paid For, Water Paid For Features: Kitchen Island, No Smoking Home, Open Floorplan

Inclusions: cross country jumps, classic equine stalls, (27), ie 23 @ 12'x12" and 4@ 10'x12', racking in tack rooms, alarm systems, 500 gal cistern, all shelters (5) and all windbreaks (4)

Have you ever dreamt of owning a world-class EQUESTRIAN FACILITY that caters to all your equine needs? Your dream has become a reality with this exceptional 86.24-acre property, nestled in a picturesque setting with BREATHTAKING MOUNTAIN VIEWS from every Angle!! This full-service equestrian facility offers everything a horse enthusiast could ever desire, whether you're a professional rider or a passionate horse lover. Featuring a 80 x 200-foot, 16,000 SQ.FT. INDOOR HEATED ARENA which includes 2 barns with a total of 27 stalls. The main barn is equipped with convenient wash stalls, full-height lockers, a well-appointed kitchen and lounge area, Classic Equine stalls, and soft stall mats. Your horses can enjoy a variety of outdoor spaces, including a full cross-country course, a lush grass ring for precision work, a versatile sand ring for refining your skills + there are tons of turnout paddocks all with grass. Completing this one of a kind property is a 4-bedroom, 4 bathroom, 2831 Sq.Ft residence built in 2007 and is the perfect retreat after a day at the barn or spot to house hired help (current tenant occupied, so this could also be a great source of revenue). Set on 86.24 acres, this equestrian haven combines unparalleled luxury and functionality. Located just 40 minutes from the renowned Spruce Meadows, this property stands as a unique and extraordinary opportunity to own one of the region's most stunning equestrian properties. It's a one-of-a-kind gem and a priceless investment that couldn't be replicated at the same cost.

Rural Foothills County, Alberta

780-814-9482 hello@danielcram.ca

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2007 (17 yrs old)