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Rural Foothills County, Alberta

MLS # A1240889



**\$6,000,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,733 sq.ft.	<b>Age:</b>	1983 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	116.10 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Native Plants, See Remarks, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out	<b>LLD:</b>	15-21-3-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** N/A

Undoubtedly one of the top private equestrian facilities in the Calgary Region. This 116 acre property is located 15 minutes from Spruce Meadows and the Calgary City limits near Millarville AB, on a dead end road in a secluded valley with awesome mountain views from the main residence. Your tour begins at a recently renovated 2733 sq.ft. executive bungalow which, besides an outstanding mountain view overlooks the well designed equestrian operation below. Over the last number of years the present owners have spent countless hours and dollars meticulously refurbishing the entire infrastructure to bring it to its present impeccable condition. Some features just to name a few are the 72x210 HEATED INDOOR ARENA, 26 STALL BARN with four attached 2 bedroom apartments for staff a/o guests, 4 stall stallion barn with turnouts, a 5/8 Mile TURF TRACK and countless paddocks with waterers. The operation is permitted for 75 horses and 80 head of cattle (seasonal restrictions). 20 minutes to City Schools/Shopping and Restaurants, 31 minutes to South Health Campus Hospital, 16 minutes to Black Diamond Oilfields General Hospital, and 5 minutes to Millarville School/Hamlet. PLEASE DO NOT ENTER THE PROPERTY WITHOUT PERMISSION.