



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**482074 144 Street, Rural Foothills County T1S1A1**

MLS® #: **A2090708**

Area: **NONE**

Listing Date: **11/09/23**

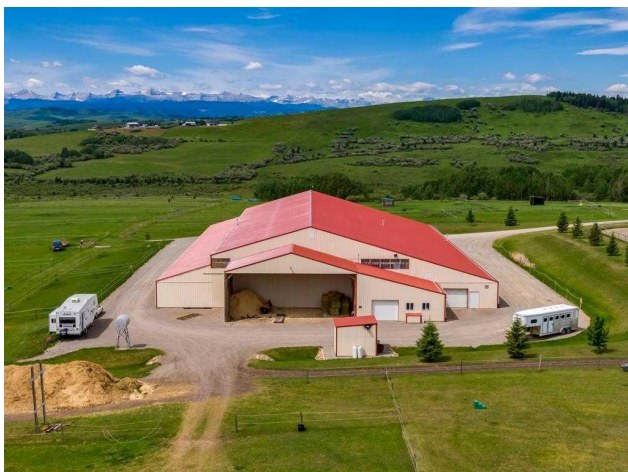
List Price: **\$3,400,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **2007**

Finished Floor Area  
Abv Sqft: **1,460**  
Low Sqft:  
Ttl Sqft: **1,460**

DOM

**408**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **3,756,614 sqft**  
Lot Shape:

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat: **Brush, Farm, No Neighbours Behind, Pasture, Sloped, Views**  
Park Feat: **Quad or More Detached, RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **Private Entrance, Private Yard**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Laminate**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**  
Int Feat: **Kitchen Island, No Smoking Home, Open Floorplan**  
Utilities: **Electricity Paid For, Heating Paid For, Water Paid For**

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5' 5" x 2' 5"
4pc Ensuite bath	Main	8' 3" x 5' 2"
Bedroom	Main	9' 11" x 11' 9"
Dining Room	Main	10' 5" x 8' 1"

Room	Level	Dimensions
4pc Bathroom	Main	9' 10" x 4' 11"
Bedroom	Main	8' 11" x 10' 8"
Den	Main	4' 6" x 3' 4"
Foyer	Main	8' 8" x 7' 9"

**Kitchen**  
**Bedroom - Primary**  
**Bedroom**  
**Storage**

**Main**  
**Main**  
**Basement**  
**Basement**

**10`5" x 11`6"**  
**18`4" x 13`0"**  
**21`5" x 11`11"**  
**17`8" x 6`9"**

**Living Room**  
**4pc Bathroom**  
**Game Room**

**Main**  
**Basement**  
**Basement**

**19`8" x 13`8"**  
**11`7" x 5`0"**  
**29`1" x 32`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**AG**

Remarks

Pub Rmks: **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.**

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)**

Property Listed By: **GREATER PROPERTY GROUP**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



