



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**

Finished Floor Area

Abv Sqft: **1,460**

Low Sqft:

Ttl Sqft: **1,460**

Year Built:

**2007**

Lot Information

Lot Sz Ar:

**3,756,614 sqft**

Lot Shape:

DOM

**192**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style:

**Acreage with  
Residence,Bungalow**

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Brush,Farm,No Neighbours Behind,Pasture,Sloped,Views  
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

**2pc Bathroom**

**4pc Ensuite bath**

**Bedroom**

**Dining Room**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**5`5" x 2`5"**

**8`3" x 5`2"**

**9`11" x 11`9"**

**10`5" x 8`1"**

Room

**4pc Bathroom**

**Bedroom**

**Den**

**Foyer**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**9`10" x 4`11"**

**8`11" x 10`8"**

**4`6" x 3`4"**

**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**























