



THE
A-TEAM

**RE/MAX
FIRST**

162076 160 Street, Rural Foothills County T1S 0Z1

MLS® #: **A2095468**

Area: **NONE**

Listing Date: **12/08/23**

List Price: **\$4,150,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

6,303,132 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

163

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Septic Field

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

Zoning:

A

Remarks

Pub Rmks:

Nestled on 144.7 acres bordering west of City limits one mile on hwy 22x and one km north on 160th St W on a dead-end paved road with a Mountain View offers an opportunity that can't be overlooked... The property showcases a 60'x160' indoor riding arena to ride all year round with upstairs social area. The main level also

consists of a grooming area, wash bay, and room to park your horse trailer! In short, anything and everything you could possibly need to pursue your equestrian lifestyle. The upper level consists of a social area that one can see the east landscape /hayfields and also a coffee lounge that overlooks the riding arena along with a private office and washroom. Other features include great building sites, 2 productive hay fields; an appealing back lower corner of the property has a nice coulee with lots of trees and natural cover and is visited by local wildlife. Fenced and crossed fenced, 3 waterer's ,horse shelters and a hayshed . Glide into "your imagination" on this great opportunity that is located within the Intermunicipality Development Plan between the City of Calgary and the Foothills County!

Inclusions:

Property Listed By:

none

ROYAL LEPAGE SOLUTIONS

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







