

**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 County**  
 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **A**  
 Legal Desc:

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







