



THE
A-TEAM

**RE/MAX
FIRST**

16117 HIGHWAY 552 Highway, Rural Foothills County T1S 5N1

MLS® #: **A2124886**

Area: **NONE**

Listing Date: **04/21/24**

List Price: **\$4,100,000**

Status: **Active**

County: **Foothills County**

Change: **-\$400k, 14-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills**
County: **County**
Year Built: **1997**

Finished Floor Area
Abv Sqft: **3,719**
Low Sqft:
Ttl Sqft: **3,719**

DOM

276
Layout
Beds: **4 (2 2)**
Baths: **5.0 (4 2)**
Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **1,249,300 sqft**
Lot Shape:

Parking

Ttl Park: **10**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard, Lawn, Garden, Many Trees, Underground Sprinklers, Pasture, Private**
Park Feat: **Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler, In Floor, Forced Air**
Sewer: **Holding Tank, Septic Field, Septic Tank**
Ext Feat: **Garden, Private Entrance, Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Double Oven, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`0" x 4`11"	2pc Bathroom	Main	5`8" x 6`11"
4pc Ensuite bath	Main	11`2" x 5`0"	4pc Ensuite bath	Main	13`2" x 12`5"
Bedroom	Main	18`3" x 13`1"	Breakfast Nook	Main	26`6" x 16`2"

Dining Room	Main	21`2" x 16`6"	Foyer	Main	12`1" x 8`3"
Kitchen	Main	16`0" x 18`9"	Laundry	Main	8`3" x 15`2"
Living Room	Main	26`6" x 26`11"	Mud Room	Main	18`6" x 8`11"
Office	Main	16`5" x 15`1"	Bedroom - Primary	Main	24`11" x 16`0"
Walk-In Closet	Main	6`10" x 8`3"	3pc Ensuite bath	Basement	9`8" x 10`7"
4pc Ensuite bath	Basement	9`3" x 11`4"	Bedroom	Basement	23`1" x 22`9"
Bedroom	Basement	16`7" x 18`3"	Game Room	Basement	22`7" x 50`8"
Furnace/Utility Room	Basement	35`5" x 74`2"	Walk-In Closet	Basement	6`6" x 9`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **AG**

Remarks

Pub Rmks: **Welcome to a majestic equestrian paradise nestled on 28 acres of pristine land, just a stone's throw away from Calgary. Featuring a 3720 sq ft sprawling ranch style bungalow that is a testament to luxury living in the heart of nature, offering an unparalleled combination of comfort and functionality. You will enjoy 4 bedrooms and 6 bathrooms (each bedroom has an ensuite) with a walk-up basement and heated triple garage. As you enter the property, a sense of tranquility washes over you, surrounded by the lush greenery and breathtaking mountain views that define the landscape. The estate is a haven for horse enthusiasts, featuring a state-of-the-art indoor arena that provides a year-round riding experience. This building is 80' x 180' and is complemented by an upstairs bar with full kitchen and full bathroom, offering a perfect vantage point to witness equestrian events or simply unwind while enjoying the spectacular surroundings. For those beautiful summer days, an outdoor arena awaits, where you can bask in the beauty of nature as you engage in your equine pursuits. The outdoor arena measures 100' x 200'. The meticulous design of the property extends to the barn, complete with 15 stalls that prioritize the well-being of your horses. There are 8 - 12' x 12' stalls and 7 - 10' x 10' stalls plus storage lockers and an office. Sixteen paddocks, most equipped with shelters and waterers, dot the landscape, providing ample space for your horses to roam freely while ensuring their comfort in every season. One paddock has been designed with a bank and grab, which would be ideal for hosting a 3 day event and derby classes. The ranch bungalow itself is spacious and inviting, the interior boasts an open-concept design that allows for a seamless flow between living spaces. Large windows frame the picturesque views, inviting the outdoors in and bathing the rooms in natural light. The kitchen has been recently renovated and the rest of the home awaits your design flair. The stunning location of this equestrian oasis ensures that you are never far from the amenities and conveniences of Calgary, while still enjoying the serenity and seclusion that this exclusive property affords. Whether you're an avid equestrian or simply seeking a retreat from the hustle and bustle of city life, this acreage promises a lifestyle of unparalleled luxury and natural splendor. Welcome to your dream home, where the harmony of horse country living meets the convenience of urban proximity.**

Inclusions: **Miele built in coffee machine, appliances in indoor arena loft**
 Property Listed By: **Royal LePage Benchmark**

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











