



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: **\$4,500,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Foothills**

Year Built:

**1997**

Lot Information

Lot Sz Ar:

**1,249,300 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**3,719**

Low Sqft:

Ttl Sqft:

**3,719**

DOM

**28**

Layout

Beds:

**4 (2 2 )**

Baths:

**5.0 (4 2)**

Style:

**Acreage with  
Residence,Bungalow**

Parking

Ttl Park:

**10**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Lawn,Garden,Many Trees,Underground Sprinklers,Pasture,Private  
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

Room

Level

Dimensions

Room

Level

Dimensions

**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  
Kitchen  
Living Room  
Office  
Walk-In Closet  
4pc Ensuite bath  
Bedroom  
Furnace/Utility Room

Main  
Main  
Main  
Main  
Main  
Basement  
Basement  
Basement

21`2" x 16`6"  
16`0" x 18`9"  
26`6" x 26`11"  
16`5" x 15`1"  
6`10" x 8`3"  
9`3" x 11`4"  
16`7" x 18`3"  
35`5" x 74`2"

Foyer  
Laundry  
Mud Room  
Bedroom - Primary  
3pc Ensuite bath  
Bedroom  
Game Room  
Walk-In Closet

Main  
Main  
Main  
Main  
Basement  
Basement  
Basement  
Basement

12`1" x 8`3"  
8`3" x 15`2"  
18`6" x 8`11"  
24`11" x 16`0"  
9`8" x 10`7"  
23`1" x 22`9"  
22`7" x 50`8"  
6`6" x 9`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**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 horse 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 who prefer the open air, 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 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. 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:  
Property Listed By:

Miele built in coffee machine, appliances in indoor arena loft  
Royal LePage Benchmark

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























