



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43130 TOWNSHIP ROAD 280 , Rural Rocky View County T4C 3A3**

MLS®#: **A2141854** Area: **NONE** Listing Date: **06/17/24** List Price: **\$2,490,000**  
Status: **Pending** County: **Rocky View County** Change: **-\$100k, 24-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**  
Sub Type: **Agriculture**  
City/Town: **Rural Rocky View County** Finished Floor Area  
Year Built: **1980** Abv Sqft: **2,705**  
Lot Information Low Sqft:  
Lot Sz Ar: **6,924,733 sqft** Ttl Sqft: **2,705**  
Lot Shape:  
Access: **Paved Road**  
Lot Feat:  
Park Feat: **Double Garage Detached**

DOM

**91**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Utilities and Features

Roof: **Cedar Shake** Construction:  
Heating: **Forced Air,Natural Gas** Flooring:  
Sewer: **Septic Field,Septic Tank** **Carpet,Ceramic Tile,Hardwood**  
Ext Feat: **Dog Run,Private Yard,Storage** Water Source:  
**Well**  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Wall/Window Air Conditioner,Washer**  
Int Feat:  
Utilities: **Natural Gas Paid,Electricity Paid For,Phone Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Breakfast Nook</b>	<b>Main</b>	<b>11`2" x 11`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>19`4" x 16`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 14`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`10" x 5`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`3" x 16`3"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`3" x 10`11"</b>	<b>Sunroom/Solarium</b>	<b>Main</b>	<b>8`11" x 7`7"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>13`11" x 16`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`6" x 22`3"</b>
<b>Den</b>	<b>Second</b>	<b>13`6" x 12`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`5" x 15`3"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**A-GEN**

Remarks

Pub Rmks: **This property is a dream come true for equine enthusiasts and agricultural entrepreneurs alike. Spanning an impressive 160 acres, it offers everything you need for thriving equine activities, hay farming, and additional income from pipelines. The highlight is a spacious 80' x 180'x 20' indoor heated riding arena with 5mm washed sand footing making it an ideal space for horse jumping. Alongside is an attached barn featuring 10 box stalls, a large tack room, a heated office. and wash bay Outside, you'll find multiple paddocks with waterers and shelters, and lots of wood rail fencing perfectly suited for horses, complemented by a convenient hay shed for storage. The home itself exudes charm with its country-style appeal, boasting a great family room with a wood burning fireplace, a generous dining area, A large family room with lots of south windows for natural light and a well-appointed kitchen adorned with knotty pine cabinets, SS appliances with wall oven and microwave and electric cook top. The upper level has a large primary bedroom with adjoining Den featuring a wood fireplace and two more bedrooms up. A delightful sunroom overlooks stunning mountain views and opens onto a deck for relaxation and enjoyment. The double detached garage has a nice legal suite in the back with kitchenette, 4 pc bath and laundry. Conveniently located in a picturesque setting with breathtaking mountain vistas, this property has a storied past as a beloved boarding and riding stable, offering boundless opportunities for comfortable living and prosperous agricultural endeavours.**

Inclusions: **In the suite this is Washer, Dryer, Refrigerator ,built in microwave, Electric 2-burner hotplate, In the Barn there are Lockers in Tack Room, Office desk, blanket rack, and bar fridge, In the yard are all horse feeders, Horse Shelters, Red Shed, automatic waterers**

Property Listed By: **Royal LePage Benchmark**

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