



THE
A-TEAM

**RE/MAX
FIRST**

178125 240 Street, Rural Foothills County T0L 1W0

MLS® #: **A2159065**

Area: **NONE**

Listing Date: **08/20/24**

List Price: **\$2,999,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1979**

Finished Floor Area
Abv Sqft: **1,680**
Low Sqft:
Ttl Sqft: **1,680**

DOM

155
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **560,617 sqft**
Lot Shape:

Parking

Ttl Park: **8**
Garage Sz: **4**

Access:

Lot Feat: **Creek/River/Stream/Pond,Cul-De-Sac,Garden,Many Trees,Pasture,Private,Secluded,Treed**
Park Feat: **Double Garage Attached,Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer,Water Conditioner,Window Coverings**
Int Feat: **No Smoking Home,See Remarks,Sump Pump(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`10" x 18`7"	Bedroom - Primary	Main	15`11" x 11`2"
Kitchen	Main	10`11" x 13`11"	Dining Room	Main	15`9" x 10`8"
Breakfast Nook	Main	10`11" x 9`9"	Bedroom	Main	12`3" x 9`10"
Laundry	Main	12`4" x 5`9"	4pc Ensuite bath	Main	15`11" x 9`6"

**4pc Bathroom
Bedroom
Den
Furnace/Utility Room**

**Main
Basement
Basement
Basement**

**4`10" x 11`6"
11`4" x 10`10"
15`1" x 13`1"
19`7" x 10`0"**

**3pc Bathroom
Bedroom
Game Room**

**Basement
Main
Basement**

**7`7" x 7`8"
15`0" x 14`11"
22`6" x 28`10"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7910362

Zoning:
CR

Remarks

Pub Rmks:

Experience the epitome of luxury living at this exceptional private equestrian estate, nestled just one mile west of Priddis and a mere 15 minutes away from the city. Discover a rare gem, surrounded by an enchanting landscape boasting an abundance of trees, wildlife, Priddis creek, and even an island. This idyllic equestrian property caters perfectly to both humans and horses, offering an unparalleled experience. For those seeking a haven for themselves: Step into a stunning four-bedroom walkout bungalow, spanning over 3,200 square feet of meticulously designed total living space. This inviting home presents four bedrooms and three bathrooms, thoughtfully arranged to ensure comfort and convenience. A luminous and spacious kitchen awaits, complete with ample counter and cabinet space, accompanied by a charming breakfast nook that leads out onto the patio. The formal dining room and living room boast vaulted ceilings and a cozy fireplace, providing an elegant ambiance. On the main floor, you'll find the primary bedroom with a generous ensuite, a second bedroom, a bathroom, and a laundry room. The basement is a haven for relaxation and entertainment, featuring a family room, games room, two bedrooms, a study, and a full bathroom. Multiple patios and decks invite you to revel in the beauty of the outdoor space. Additionally, the property offers a double attached garage and a heated double detached garage, both thoughtfully designed to meet your needs. A gated entrance guides you to this private 12.8-acre parcel, fully licensed for accommodating eight horses. For your equine companions: Prepare to be captivated by the exceptional equestrian amenities that this property boasts. A splendid 70 x 140 square-foot heated indoor arena awaits, accompanied by two attached barns that provide a total of 15 stalls (9 in the first barn and 6 in the second). An additional detached barn offers four stalls, allowing ample space for your horses. Each stall is equipped with automatic waterers and one-piece rubber mats, ensuring utmost comfort. The two main barns also feature a wash bay, tack and storage room with 12 lockers, an enclosed treadmill area, covered hay and shaving storage, as well as jump storage at the back. Additionally, a 210 x 150 square-foot outdoor riding arena awaits, complemented with GGT footing. The property encompasses 14 individual turnout paddocks many of which feature trees or shelters, along with 4 grass fields and scenic riding trails. Double high-tensile electrified fences ensure the utmost safety and security. Moreover, the property holds a current license for international horse quarantine, presenting potential income opportunities. Whether you're a private breeder or aspiring equestrian entrepreneur, this property is perfectly suited to your ambitions. Indulge in the perfect equestrian haven that will bring joy to the entire family. Don't miss the opportunity to explore this remarkable horse property and witness the harmony of human and equine paradise.

Inclusions:
Property Listed By:

**NA
Century 21 Bamber Realty LTD.**

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