



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**354142 48 Avenue E**  
**Rural Foothills County, Alberta**

**MLS # A2219019**



**\$2,900,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,352 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	29.01 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Many Trees, Pasture, Seasonal Wa		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	26-20-29-W4
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Storage		

**Inclusions:** Panels, box stalls

A good opportunity does not come often. An amazing opportunity is even more rare! This once in a lifetime opportunity is truly incredible! 29 acres of land, just on the edge of the fast growing town of Okotoks only a short drive to Calgary. Quiet and serene property, with panoramic views of the magnificent Rocky Mountains to the West! Stunning solar gates as you enter the property tree lined paved driveway and the sellers made sure there is enough room to make sure you are off the main road with a rig while you wait for the gates. Just across the street from the newly developed High-End Luxurious neighbourhood of Green Haven Estates. Easy and quick access to Amenities and Recreation the city has to offer. Only 3 minutes to Okotoks Costco through 370 Ave E. Currently operating as an Equestrian Boarding that allows up to 40 horses! This is almost unheard of! With private and semi private paddocks, 38 to be exact!! As well as 4 quarantine pens. Inside there is the potential to have 20 indoor stalls as well as 2 tie stalls, hot and cold wash rack, blanket storage, tack locker room and feed room. The property also features 3 riding rings the Heated indoor arena 80' x 120'; outdoor sand ring 150' x 220'; outdoor all weather ring 160' x 80'; outdoor dressage ring and round pen 40'. As well as a 2 km trail around the back acreage. The lights in the barn and arena were upgraded to LED. Can hold as an investment, or develop the property for future Residential or Commercial Use. Could potentially develop into Residential 5 Acre Lots, or 1 Acre lots like in Green Haven Estates. Your vision can come to life, and become reality here!