



**GRASSROOTS**  
REALTY GROUP

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16, 37535 Range Road 265  
Rural Red Deer County, Alberta

MLS # A2286489



**\$3,875,000**

<b>Division:</b>	Springvale Heights		
<b>Cur. Use:</b>	Agricultural, Horses, Ranch		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	94.23 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Landscaped, Pasture, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	-	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Cedar Shake	<b>Near Town:</b>	Red Deer County
<b>Basement:</b>	Full	<b>LLD:</b>	32-37-26-W4
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Equestrian

Springvale Meadows is a fully developed, infrastructure-rich equestrian estate purpose-built for professional training, boarding, and year-round operation. The scale of improvements and established land base provide a comprehensive facility in a prime central Alberta location. At the center of the property is an approximately 20,800 square foot heated indoor riding arena designed for all-season use. The facility includes a large riding surface, 19 permanent stalls, wash bays, tack areas, office space, and an elevated viewing lounge with integrated suite accommodations (approximately 1,740 square feet). LED high-bay lighting has been installed, and the building includes emergency generator connection capability. Arena footing is professionally maintained on an approximate four-year cycle. Additional infrastructure includes a quonset-style barn with 7 overflow stalls, multiple paddocks equipped with shelters and automatic waterers, 14 individual round pens for structured training rotation, and two outdoor riding arenas to expand seasonal capacity. A 100' x 18' hay shed provides substantial covered storage for feed and equipment. Secondary support buildings, extensive paved yard areas, and a gated entrance contribute to operational efficiency and year-round accessibility. The residence offers approximately 2,750 square feet of developed living space, positioned to maintain privacy while remaining integrated within the operational footprint. Mature landscaping, established shelterbelts, and a pond with cabin and dock enhance the overall setting. The 94.23-acre parcel includes approximately 70 cultivated acres currently under lease. Two producing water wells service domestic and livestock requirements. Zoning supports agricultural and equestrian uses consistent with existing improvements. This offering presents

an opportunity to acquire an established equestrian facility with substantial existing infrastructure in place.