



23 Winters Place
Rural Rocky View County, Alberta

MLS # A2286809



\$1,429,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,997 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Parking Pad		
Lot Size:	4.00 Acres		
Lot Feat:	Cleared, Cul-De-Sac, Dog Run Fenced In, Farm, Front Yard, Garden, Landsc		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Wet Bar		

Inclusions: N/A

If you've been looking for a fully set-up horse property within striking distance of Calgary, this is the one you've been waiting for. 23 Winters Place sits on 4 private acres at the end of a quiet cul-de-sac shared with just two neighbours — a private road, no through traffic, no strangers pulling in. And yet you are 4 minutes to Calgary city limits, 3 minutes to Stoney Trail, and 1 minute to Highway 22X. For an equestrian buyer who wants the lifestyle without sacrificing the commute, this location is nearly impossible to replicate. The horse infrastructure here is complete and ready to go from day one. Four cross-fenced pastures set up for rotational grazing, a dedicated round pen, a horse shelter, a barn with 2 stalls and a tack room, a large functional shop, chicken coop, dog run, and kennel. This is not a property you set up for horses — it is already done. The 5-bedroom bungalow has been comprehensively renovated for modern living. The upgraded kitchen features quartz countertops, maple cabinetry, updated appliances, and a large walk-in pantry. Soaring 9-foot ceilings, timber beam accents, and a gas fireplace anchor the main living area while oversized windows frame unobstructed mountain views and Alberta skies. The primary retreat offers a spa-style ensuite with double sinks and walk-in shower. Triple pane windows throughout. Two furnaces. Two hot water tanks. Central A/C. This home has been maintained and upgraded with genuine care — nothing was done halfway. The fully finished basement adds a large family room, wet bar, full bathroom, and two additional bedrooms — practical, functional space for family, guests, or multigenerational living. Outside, the 2-level glass railing deck overlooks immaculate landscaping, a water feature, mature trees, a fire pit area, and mountain views that stop you every time. The

yard is magazine-ready. Strong well water. Gravel road access. Pride of ownership that is immediately obvious from the moment you arrive. This is the most complete, move-in-ready horse property within 4 minutes of Calgary. If that is what you have been looking for — come see it.