



GRASSROOTS
REALTY GROUP

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253043 Range Road 280
Rural Rocky View County, Alberta

MLS # A2293825



\$2,295,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,145 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	20.11 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Level, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	CRES
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, Kitchen Island, Natural Woodwork, Recreation Facilities, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: Negotiable

This turnkey, 23-stall equestrian facility features an indoor riding arena, 17 paddocks, and 2 homes, with all the infrastructure necessary to operate a successful boarding, training, and show/event business. The main home has been professionally renovated and offers 2,145 square feet above grade, plus a fully developed basement. The second home is a 2-bedroom mobile, perfect for extended family or a live-in caretaker or staff member. There are multiple structures on the property, including 3 buildings with indoor stalls, a shavings storage building, and equipment storage. The main barn is attached to the indoor riding arena and includes 6 stalls, 4 wash stalls, an office area, and a tack room equipped with individual lockers for boarding clients. A nicely elevated viewing lounge offers spectacular views of the arena. The outdoor paddocks are well equipped with steel rail fencing, automatic watering systems, and shelters. There is also space for a 200' x 200' outdoor riding arena, along with approximately 10 additional acres that can be used to suit your needs. Ideally located within a 10-minute drive of Calgary's Stoney Trail Ring Road, this property offers exceptionally easy access for you, your clients, and your guests. There is so much more to appreciate about this impressive property. Book your private showing at your convenience.