



1029 TWP RD 8-4  
Cowley, Alberta

MLS # A2301703



**\$4,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,454 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Additional Parking, Carport, Gravel Driveway, Off Street, Oversized, RV Access		
<b>Lot Size:</b>	101.00 Acres		
<b>Lot Feat:</b>	Farm, Garden, Low Maintenance Landscape, Meadow, No Neighbours Behind		

<b>Heating:</b>	Combination, Electric, Natural Gas, Wood	<b>Water:</b>	Private, Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Private Sewer, Septic Field, Septic Tank
<b>Roof:</b>	Flat Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	24-8-1-W5
<b>Exterior:</b>	Stone	<b>Zoning:</b>	AG
<b>Foundation:</b>	Slab	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer

**Features:** Bookcases, Built-in Features, Double Vanity, High Ceilings, No Smoking Home, Primary Downstairs, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

**Inclusions:** Main house : Built in refrigerator, Blue Star 6 burner gas range, stacking washer and dryer, deep freeze in cellar, dining room table and chairs, kitchen table and chairs, stools, wood burning stove. Carriage House: Refrigerator, stove, microwave, TV, sofa, king bed frame & mattress, 2 night stands, dresser, 2 air mattresses, stacking washer and dryer, all Air BnB contents, bench in garage, shop benches & shelving. Stable Apartments: 4 beds, mattresses & frames, refrigerator (2), stove (2) microwave (2), table (2) chairs (8), Island chairs (2) sofa (2) TV stand & shelving (2), all Air BnB items. Stables & Riding arena: All saddle and bridle racks, all contents in the chicken coop, wall hooks, cabinets and benches (2) at stable entry, heat lamps in stable halls, equestrian viewing room contents include cabinets, stools, bar fridge, mirror, tables (5) and chairs (20), all electric heaters, all greenhouse contents, horse jump obstacles, all goat pen contents, septic tank antique topper. The property is a harmonious blend of European sophistication and modern functionality, offering a truly unique living experience. The estate features 4 distinct living areas, each exuding charm and elegance. The main residence is a grand retreat, reminiscent of a European mini- mansion with exquisite stonework, timeless design elements and custom finishes throughout. The secondary living quarters are equally impressive and include a one bedroom carriage house and 2 apartments above the stables, ideal for extended family or guests. This also presents a fantastic opportunity for revenue generation as a high end Air BnB which the current owner operates and has earned a rare 5\* Super Host rating. Equestrian enthusiasts will be captivated by the indoor arena, which is not just functional but an ideal venue for hosting the most sophisticated riding events, complete with heated indoor viewing room and if that's not enough, there is a fenced outdoor riding arena as well. This property is more than just a home, It's an estate where every element has been thoughtfully considered to create a sanctuary of beauty, comfort and endless possibilities for one or more families. Whether you're seeking a serene family retreat, an income generating investment or a venue for grand events, this stone compound offers it all, right here in scenic Southern Alberta.