



GRASSROOTS

REALTY GROUP

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**274136 272 Street W
Millarville, Alberta**

MLS # A2316620

\$2,674,900



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,456 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Heated Garage, Quad or More Attached		
Lot Size:	28.61 Acres		
Lot Feat:	Farm, Seasonal Water		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-21-3-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Tucked near the end of a quiet dead-end road close to Millarville, this extraordinary 28+ acre equestrian estate is the property horse owners dream about. The custom home delivers over 5,700 square feet of finished living space including more than 4,400 square feet above grade. Four bedrooms and six bathrooms are complemented by a massive bonus room upstairs — the possibilities for this space are endless. Comfort is built in: in-floor heating keeps the lower level cozy, while three forced-air furnaces and three central air conditioners ensure year-round climate control. New luxury vinyl plank flooring on the main and upper levels, offering both durability and a fresh, contemporary aesthetic. The four-car, attached garage is heated — perfect for trucks, trailers, or recreational equipment — and the home's layout suits entertaining as well as everyday life. Outside the property is double-fenced and cross-fenced, with an indoor riding arena, cutting pen and seven horse shelters The Quonset hut has a heated shop with overhead door, then into the barn area with five stalls and a dedicated run-in shelter with hay storage. The infrastructure here is turnkey for any discipline. Three spring-fed water troughs service the property, two of them year-round and a seasonal creek adds charm and practicality. Whether you're an avid competitor, a recreational rider, or simply someone who values space, privacy, and the beauty of the Foothills, this property checks every box. Acreages of this quality and completeness rarely come to market. Book your private showing today.