



GRASSROOTS

REALTY GROUP

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224253 434 Avenue West
Rural Foothills County, Alberta

MLS # A2316719



\$18,500,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	394.69 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Pasture, Private, Views, Waterfront, Wooded		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Turner Valley
Basement:	-	LLD:	34-19-3-W5
Exterior:	-	Zoning:	INR
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Equestrian

Fly through the Alberta blue skies and be home within moments at Legacy Sky Ranch, an extraordinary 395-acre estate set against a stunning backdrop of majestic mountains, rolling hills, and the Sheep River valley. Complete with its own private airfield this remarkable property seamlessly blends legacy ranch living, premier equestrian facilities, productive agricultural land, and the convenience of private aviation. At the heart of the property is a custom-crafted Western-inspired guest residence. The impressive great room features a soaring river-stone fireplace, dramatic timber beams, wagon-wheel chandeliers, and a full custom bar accented with beautifully carved woodwork. The spacious chef's kitchen is equally inviting, offering professional-grade appliances, granite countertops, and artisan details throughout. The residence includes three generous bedrooms, two bathrooms, and a private sauna for unwinding after a day on the ranch. A spectacular west-facing recreation room within the residence provides a versatile setting for celebrations, family gatherings, weddings, corporate retreats, and special occasions, all framed by unforgettable Alberta sunsets. The lower level offers a beautifully finished office and meeting space featuring rich pine finishes, built-in workstations, ample storage, and views overlooking the stables and river valley. Horse enthusiasts will appreciate the exceptional equestrian facilities, including eight horse stalls, four birthing stalls, a dedicated tack room, and a horse wash bay. Four horse runs, a rodeo arena, three expansive paddocks, and two large pastures equipped with automatic watering systems provide ample space for training, breeding, and grazing. The Sheep River that borders the property provides recreation and access to fresh water. The ranch is equally well suited for cattle operations, with extensive pastureland and four

cattle pens complete with water access. Additional outbuildings include a feed barn, a rustic log barn, and multiple equipment storage buildings, providing the infrastructure necessary to support a wide range of ranching activities. A separate bungalow residence offers excellent flexibility as an income-producing home or comfortable living quarters for ranch staff. For those seeking to create an even more significant estate, there is also an exceptional opportunity to build the ranch home of your dreams in this breathtaking setting. What truly sets Western Legacy Sky Ranch apart is the ability to arrive at your own front door by air. The private airfield (CFY6) with a 1,000-metre runway, and fully operational aircraft hangar provide unmatched convenience, privacy, and accessibility, allowing you to fly in and be home within moments of landing. Experience Alberta's big-sky country, rolling foothills, and mountain views at Legacy Sky Ranch. This is more than a property—it is a lifestyle, a retreat, and a legacy. Contact us today for your private tour.