



**29506 Range Road 60 A**  
**Rural Mountain View County, Alberta**

**MLS # A2322873**



**\$1,495,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,915 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	68.55 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Pasture		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	36-29-6-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** Hot Tub

Welcome to an Exceptional 68-Acre Country Estate Where Luxury Living, Equestrian Amenities, and Stunning Natural Beauty Come Together. Ideally Located Just Minutes From Water Valley. This Remarkable Property Offers the Perfect Balance of Rural Serenity and Everyday Convenience. Designed With the Equestrian Enthusiast in Mind, the Property Features an Outdoor Riding Arena, Round Pen, Automatic Waterer, Fenced Pastures, Barn With Loft, and a Tack Shed. At the Heart of the Property Sits a Beautiful Two-Storey Home Showcasing Over 2,000 Sq. Ft. of Covered Decking, Perfect for Enjoying the Surrounding Views in Every Season. Inside, the Impressive Great Room Boasts Soaring 26-Foot Ceilings and a Stunning Floor-to-Ceiling Wood-Burning Fireplace. The Custom Kitchen Is a Chef's Dream, Featuring Hickory Cabinetry, Quartz Countertops, a Butcher Block Island, Stainless Steel Appliances, and a Convenient Butler's Pantry. A Spacious Media Room, Bedroom, 4 Pce Bathroom, Mudroom, and Laundry Area Add Functionality to the Thoughtfully Designed Main Floor. Upstairs, You'll Find Three Generously Sized Bedrooms Along With a Luxurious Primary Retreat Complete With a Large Walk-In Closet and Spa-Inspired Ensuite. A Massive Bonus Room Offers Endless Possibilities for Family Living, Recreation, or Home Office Space. The Walkout Lower Level Provides an Additional 2,200 Sq. Ft. of Development Potential, Featuring 10-Foot Ceilings and In-Floor Heating, Ready for Your Personal Touch. Outside, Enjoy the Tranquility of a Large Pond, Rolling Pastures, and an Abundance of Wildlife. Whether You're Seeking an Equestrian Operation, Hobby Farm, or Private Country Retreat, This Extraordinary Property Offers a Rare Opportunity to Embrace the Best of Acreage Living.