



GRASSROOTS
REALTY GROUP

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200, 32047 276 Avenue E
Rural Foothills County, Alberta

MLS # A2327859



\$1,449,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,685 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Garage		
Lot Size:	13.36 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Many Trees, P		

Heating:	In Floor, Fireplace(s)	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	22-21-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: All Panels & gates around barn area.

Perfect horse setup in a great location on 13.36 acres!! This beautifully maintained 1,685 sq. ft. home offers 3 bedrooms, (one currently used as a TV room) vaulted ceilings, and a warm Western-inspired design. Enjoy the comfort of in-floor heat and gather around the stunning corner stone fireplace, which can be wood-burning or gas. The home features abundant storage, slab-on-grade construction with no basement and no stairs, making it ideal for easy, single-level living. The attractive stucco exterior and patio doors leading to the deck complete the package. Outside, equestrian enthusiasts will appreciate the exceptional facilities. The 36' x 36' barn includes four box stalls with automatic waterers, rubber mats, turnout doors, and a tack room. Additional improvements include a 30' x 36' metal hay/RV/machine shed, metal panel corrals, fenced and cross-fenced pastures, a stock waterer, numerous horse shelters, a pump house, and a spacious outdoor riding arena. A heated double detached garage provides ample parking and workspace. The property features a private setting surrounded by numerous trees for shade, along with beautifully landscaped flower beds thoughtfully placed throughout to add exceptional color and charm. Whether you're a serious horse owner or simply looking for a well-equipped rural property, this is a great little set up!