



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

250071 16 Street W
Rural Foothills County, Alberta

MLS # A2186679



\$3,275,000

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|------------------|--------------------------------------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 3,307 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 2 half |
| Garage: | Concrete Driveway, Driveway, Electric Gate, Front Drive, Garage Door Opener | | |
| Lot Size: | 17.99 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Irregular | | |

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|--------------------|----------------------------------------------|-------------------|---------------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | 35-21-1-W5 |
| Exterior: | Cedar, Cement Fiber Board, Stone, Wood Frame | Zoning: | CR |
| Foundation: | ICF Block | Utilities: | - |

Features: Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Closed circuit camera system around property and barn, 3 garage door openers, two sheds, garage radiant heating, built-in Murphy bed (if desired), all window coverings (dining room drapes can be excluded if the buyer doesn't want them) Air conditioning unit, 2 horse shelters, windmill in the front garden, auto waters in fields (as-is, they are shut off), 6 auto waters in each stall, 6 stalls and mats, antenna for Starlink (not hooked up), security system, TV wall mount living room, Arena heating (tube heating) and irrigation systems (as is not hooked up) in the barn, Generator, Vaccuflo and attachments, Antenna for Air Fiber internet, playground, Bell satellite dish, reverse osmosis water filter at kitchen sink. (See attachment in supplements)

Welcome to this state-of-the-art equestrian facilities, & stunning panoramic views of city skyline & majestic Rocky Mountains in a perfect location with 17.99 acres. Ready to keep your horses at home instead of boarding? Designed for a discerning homeowner/entertainer & equestrian enthusiast, this property offers a harmonious balance of refined living & outdoor excellence. Located within 7 mins to Legacy & 10 minutes of Strathcona-Tweedsmuir School. Boasting over 3300 sq. ft. on the main floor & upper level, & fully developed 2,500 sq. ft. 2 bed walkout basement, it is a masterpiece of functionality, ensuring comfort & elegance in every detail. Just updated wt new paint, lighting features, NEW kitchen in 23/24, that is a chef's dream, wt a one-piece imported stone from India- Taj Mahal quartzite countertop, custom cabinetry & roll-out drawers, a built-in refrigerator & freezer, a reverse osmosis water system. Walnut hardwood flooring throughout the main level, open concept, 15-ft + ceilings, custom millwork, including coffered ceilings are distinctive. The adjacent dining room, with its grass-woven wallpaper & room for 10+, sets the stage for formal entertaining. Primary suite has a stylishly enhanced ensuite 24/25, a modern bathtub, glass-enclosed shower wt custom bench, redone custom walk-in closet, big windows+ built-in cabinetry = the perfect retreat. The home exudes care, from a newly updated fireplace with a custom mantle, the smart designed mudroom/laundry wt built-ins shoes, jackets, and gear. All modern conveniences, including two high-efficiency furnaces wt HRV systems, AC on both the main & basement levels, built-in surround sound, Air Fibre internet + a Starlink antenna option. Oversized attached four-car garage features two single doors, one double door, a floor drain, man door and is heated. Outdoor living is inviting, wt a west-facing Durra Deck,

double-sided fireplace, gas hookups, and child/pet-safe railings. The north-facing patio off the walkout basement provides another serene spot to relax & enjoy the meticulously perennial gardens. The property's 14,000+ sq. ft. barn & indoor arena are unrivaled in design & functionality, offering heating, LED lighting, & 2 Gen Travel Lite synthetic footing, eliminating watering. 6 12x12 stalls feature auto waterers, stall mats, top of the line stalls & direct access to the heated tack, tack room & wash rack. The barn connects seamlessly to the 80X150 indoor arena. Outdoor equestrian facilities include, 80 x180 sand ring & professional 3-acre Grand Prix jumping field (water jump, devil's dyke, dry ditch) 9 acres of turnout space, electro-braid fencing, & a 16-foot-wide riding path around the property! The estate provides an unparalleled environment for training & horse care. Mature poplars, aspens, & lilacs create natural privacy, gated + camera security, paved driveway leads to house, barn, & turn around for trailers. Septic & water systems-meticulously maintained.