

# **\$2,750,000 - 402130 64 Street W, Rural Foothills County**

MLS® #A2141845

**\$2,750,000**

2 Bedroom, 2.00 Bathroom, 1,059 sqft  
Residential on 55.52 Acres

NONE, Rural Foothills County, Alberta

Profitable Equestrian Facility: A Prime Investment Opportunity 10 Minutes From Okotoks. Nestled in the serene countryside, this remarkable 55 acre equestrian property offers an unparalleled combination of luxury & functionality. Designed to cater to the most discerning equestrian enthusiasts this facility features top-notch amenities & a prime location. Whether you are an avid equestrian, a professional trainer or an investor seeking a lucrative venture, this property has everything you need to succeed. At the heart of this equestrian haven is the impressive 180' x 80' indoor arena that provide year-round comfort & convenience. Radiant heat & fully insulated, the arena provides a comfortable & controlled environment for riding & training. The large windows flood the space with natural light, creating a bright & inviting atmosphere. The GGT footing ensures optimal performance and safety for both horse & rider, offering superior traction & shock absorption. Attached to the arena is a state-of-the-art 16 stall stable, meticulously designed with horse & owner in mind. Each 12'x 12' stall features automatic waterers & soft stall flooring, providing the ultimate in equine comfort. The stable is heated, ensuring a cozy environment during the cold winter months. An extensive air exchange system keeps the facility warm & condensation free in the winter, while maintaining a cool and fresh air atmosphere in the summer. The stable is equipped with a wash rack, two spacious tack rooms for storing



equipment, client lockers for added security & a washroom/laundry room for the comfort & convenience of staff & clients alike. Every detail has been thoughtfully considered to create a seamless and enjoyable experience for all who use the facility. The outdoor amenities are equally impressive, with a 125' x 250' sand ring that provides ample space for jumping & other equestrian activities. The outdoor ring is designed to withstand the elements, ensuring a safe & reliable surface. The property also includes a 32'x 30' hay & shavings shed and 44' x 30' heated shop with 220V power, perfect for maintenance & repairs. For turnout, the property offers 5 day pens, 4 large paddocks and 5 expansive pastures, complete with shelters & automatic waterers which provide plenty of space for horses to graze. With 35 acres dedicated to hay production, the property not only supports the needs of the horses but also offers potential income from hay sales. The facility operates under an Intensive Agricultural Permit for 34 horses, allowing for a thriving business model. Complimenting the exceptional equestrian amenities is a beautiful 1800 sqft walk-out bungalow. This charming 2 bedroom home with open-concept design features spacious living areas, modern finishes & large windows that offer breathtaking views of the surrounding landscape. The exterior is equally inviting, with meticulously landscaped grounds including a cozy fire pit, thriving garden & 100 trees that add to the property's natural beauty.

Built in 2002

### **Essential Information**

MLS® #	A2141845
Price	\$2,750,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	55.52
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	402130 64 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A1

### **Amenities**

Utilities	Electricity Paid For, Natural Gas Paid, Phone Paid For, Satellite Internet Available, Water Paid For
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Open Floorplan, Breakfast Bar, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Window Coverings, Electric Stove, Microwave Hood Fan, Washer/Dryer, Wine Refrigerator, Water Softener
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out, Full

### **Exterior**

Exterior Features	Fire Pit, Garden
Lot Description	Landscaped, Lawn, Back Yard, Farm, Front Yard, Garden, Level, No Neighbours Behind, Pasture, Private, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 16th, 2024
Days on Market	363
Zoning	A

**Listing Details**

Listing Office	The Agency Calgary
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