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RE/MAX Rocky View Real Estate
4, 620 First Ave NW
Airdrie, AB
T4B 2R3



3245 Twp Rd 292, Rural Mountain View County, Alberta, T0M 0S0, Ca

MLS®# A1235345



Property Value \$4,850,922
Type Detached
Style Acreage with Residence, A-Frame
Basement Full, Unfinished
Parking RV Access/Parking
Year Built 1995
Living Area 1,705 sq.ft.
Lot Size Area 5,777,360 sq.ft.
Bedrooms 3
Bathrooms 2 full

Description

One of the finest equestrian facilities in Western Canada is for sale. Every detail of this property has been thoroughly planned out, built with care (2008), and maintained to perfection. The arena building is 260 feet long and 115 feet wide. Attached is a 45x260 barn with 12x12 box stalls and all the amenities a world class facility would have, including a 4,500 sq ft upper-level lounge. Attached to the North side is a shop and more box stalls. There are three high quality wells at 8, 10, and 12 GPM. Outside there are 20 runs with sheds and heated water bowls, an additional 7 runs with sheds and no water bowls, outdoor riding arena and a 50x100 hay shed. 45 cultivated acres and 80 natural pasture acres with stunning groves of trees, all with a beautiful mountain backdrop view. The main residence is a 1,700 sq ft 2-storey with stunning views, central air and inviting decks. There is a 1,280 sq ft 3-bedroom 2018 mobile home. A horse barn with corrals and heated water bowls complements the main residence as well. Currently operating as a reining facility but could be used many different ways.



