

**304075 Highway 549 W**  
**Rural Foothills County, Alberta**

**MLS # A2311117**



**\$5,499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,521 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	147.07 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Brush, Landscaped, Lawn, Many Trees, Sec		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-21-4-W5
<b>Exterior:</b>	Concrete, Post & Beam, Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Smart Home, Storage, Vaulted Ceiling(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** Double fridge (mud room), Washer (x2), Dryer (x2), Kitchen Fridge (built in), Electric Double Oven, Gas Cook Top, Dishwasher, Garage Central Vac, Bar Fridge, Bar TV(x2), Home Theatre (90 in. TV), Gym TV, Ping Pong Table, Trampoline, 6 Horse Stalls, Starlink, Window Coverings, Garage Controls

Framed by endless views of the Canadian Rockies and surrounded by 147 acres of rolling foothills west of Millarville, this extraordinary equestrian estate captures the essence of luxury ranch living in one of Southern Alberta's most breathtaking settings. A rare offering where refined comfort, exceptional horse facilities, and unforgettable natural beauty come together to create a truly iconic country property. From the moment you arrive, the landscape leaves a lasting impression — sweeping mountain vistas, open pasture, mature trees, and an incredible sense of space and privacy. Designed to embrace its surroundings, the custom-built residence spans over 5,500 square feet and is filled with warmth, character, and thoughtfully designed gathering spaces. Soaring cathedral ceilings, rich American Cherry hardwood floors, expansive windows, and four fireplaces create an atmosphere that feels both grand and welcoming. Every principal room was positioned to capture the views, allowing the mountains to become part of everyday life. A wraparound covered deck extends the living experience outdoors, creating the perfect setting for watching sunsets settle across the foothills and Rockies. The home also offers an impressive collection of lifestyle amenities rarely found in a rural estate, including a rooftop observatory for evenings beneath expansive prairie skies, a private sports bar, fitness area, and a custom fire pole that adds both personality and memorable character to the residence. For the equestrian enthusiast, the property is truly exceptional. The heated indoor riding arena with attached horse stalls provides a turnkey setup for year-round riding, training, and horse care, all set against the dramatic backdrop of the mountains. Expansive pastureland and thoughtfully planned facilities create an ideal environment for recreational riding, private training,

or a full equestrian lifestyle. Near the water's edge of your private pond, a separate guest cabin provides comfortable accommodations for visitors, extended family, or weekend stays immersed in the quiet of the landscape. Additional improvements include two heated workshops, sports court, smart-home systems, and Starlink connectivity throughout the residence, equestrian facilities, and guest cabin. Located just minutes from Kananaskis Country and within easy reach of Spruce Meadows, Bragg Creek, and Calgary, this remarkable property offers a rare combination of luxury, recreation, equestrian excellence, and panoramic Rocky Mountain scenery — all within easy reach of the city.