

**283082 Township Road 254
Rural Rocky View County, Alberta**

MLS # A2321523



\$3,390,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,153 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Attached Carport, Double Garage Detached, Driveway, Front Drive		
Lot Size:	39.77 Acres		
Lot Feat:	Front Yard, Garden, Lawn, Low Maintenance Landscape, Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-25-28-W4
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vinyl Windows		

Inclusions: 283080 - Refrigerator in Basement, Second Dry as is. 283082 Refrigerator, Electric Range, Dishwasher, Washer, Dryer, Central Vac and window coverings.

Fully operational equestrian facility on 40 acres with 2 titles, less than 5 km from Calgary city limits. A rare combination of city-edge convenience & serious horse infrastructure. Whether you're running a training program, lesson operation, or breeding facility. The 6-stall barn is clean, heated, and in excellent condition. Stalls are fitted with rubber mats & automatic waterers. The aisle is wide enough for a tractor & spreader with room to cross-tie. A large feed room & bathroom are located within the barn. The indoor riding arena with recently replaced footing & a built-in sprinkler system for dust control. A wash rack, dedicated blanket storage space, & large lounge with a viewing area & opening windows. Attached to the area is a covered carport/garage to park your tractor or use it for additional equipment storage. The outdoor arena has newer footing. 18 paddocks in total; 13 with automatic waterers. An additional 4 large grass turnouts, several with their own shelters or they are directly connected to paddocks with shelters. A quonset could be used as a shop or can be converted into additional stalls. Covered hay & bedding storage is located at the back of the property. A perimeter fence separates the barn area from the residential zone, providing a safety barrier between the horses & the road. This property carries strong investment & holding value, it offers flexibility for the future while operating as a fully functional equine centre today. Year-round paved road access makes it practical for clients and hauling trailers. The first residence is a bi-level. The living room has a large windows. The dining room connects the living spaces & the kitchen. There are patio doors leading to the 2 tier deck. The kitchen features quality oak cabinetry, lots of counter space, storage & with a window above the sink overlooking the yard. The primary bedroom is generous in size with 2 closets &

2 windows facing the private front yard with mature trees & landscaping. A second bedroom is currently being used as an office. The main 4-piece bathroom includes a soaker tub with shower. The developed basement has a large living space with egress windows & a fireplace, a large bedroom, a 4-piece bathroom, & laundry room with its own walkup entrance & separate exterior door. A carport & double attached garage. The second residence features an open-concept kitchen & dining area with built-in bench seating, custom cabinetry, butcher block countertops, white subway tile backsplash, & an abundance of drawer storage. A large living room with mountain views. Three bedrooms up & a 4-piece bath. A two-tiered deck off the back where you can watch the sunset while the horses and kids play. The walkup basement with a separate entrance includes a large rec room, a 2-piece bath with room to add a shower, laundry, home office space, and substantial storage. A double garage & mature trees.