

\$1,450,000 - 200, 370068 160 Street E, Rural Foothills County

MLS® #A2099028

\$1,450,000

4 Bedroom, 2.00 Bathroom, 1,438 sqft
Residential on 48.00 Acres

NONE, Rural Foothills County, Alberta

Amazing Horse property! This turnkey abode offers a unique blend of breathtaking mountain views along with state-of-the-art amenities to cater to every need of your beloved horses, all within 48 acres. Never worry about water with 5 GPM well that will deliver you around 7,200 gallons per day. The property boasts a large heated indoor riding arena, a double garage, a spacious heated shop with a third parking bay, a 12-stall barn, outdoor riding arena, round pen, 20-acre turnout pasture that includes a pond, gardens, plenty of paddocks, grassy areas and a hay shed capable of holding 150 round bales, making the whole property an unparalleled gem. Additionally, the four-level split home has undergone recent renovations, adding to its charm and appeal. MAIN HOUSE: Revel in the majestic, almost endless mountain views and enjoy cooking in the recently remodeled kitchen, which boasts quartz countertops, Alder cupboards, and newer appliances, including a gas stove. Unwind in the cozy bedrooms that offer great views. Make working from home a pleasure in the office with its picturesque mountain vista. Don't miss out on the third-level family room with warm wood paneling or the summer kitchen, perfect for preparing garden-fresh vegetables. Additional features include a large sunny deck off the dining room with an exterior gas fireplace, LED lighting throughout entire the home, new shingles, eaves, soffit, fascia



and 1" of insulation and hardy board siding (installed in 2020). Also, all windows and doors have been replaced with brand new, as part of the major renovation. RIDING ARENA: Take your riding skills to new heights all year long in the 72' x 160' x 16' heated riding arena.

Equipped with modern amenities, including LED lighting, a sound system and laser-leveled sand footing, this arena ensures an unbeatable riding experience. With R28 insulation in the walls, R60 insulation in the ceiling, 600,000 BTU natural gas heaters, ample natural light from 34 windows, and a 14' x 14' door for convenient sand delivery, this arena is designed to perfection, guaranteeing a flawless ride every time. Additional features are 6 foot high wood kickboards, 3 built-in tack lockers and a sand footing which has a dust control agent added, making the arena very clean for an overall great riding experience.

12 STALL BARN: The wood floor and LED-lit twelve-stall barn, measuring 32' x 64', offers premium quality and convenience. Rebuilt and updated in 2008, it features puck board stalls (10" x 12" each) that can be resized as needed. Each stall is wired for heated buckets, providing optimal convenience. HAY SHED:

Nestled in the landscape, you'll find a hay shed. Constructed in 2012, this impressive structure boasts ample space, measuring 32' x 64' with a ceiling height of 16'. Its sturdy frame and well-designed layout ensure the safe storage of approximately 150 round bales, safeguarding the farm's valuable feed supply. Call today!

Built in 1973

Essential Information

MLS® #	A2099028
Price	\$1,450,000
Sold Price	\$1,442,500

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,438
Acres	48.00
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Sold

Community Information

Address	200, 370068 160 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1N3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Off Street, Outside, Oversized, Parking Pad, RV Access/Parking, See Remarks, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Family Room, Gas, Outside
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features Courtyard, Dog Run, Fire Pit, Garden, Lighting, Other, Private Entrance, Private Yard, RV Hookup, Storage, Uncovered Courtyard

Lot Description Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Seasonal Water, Many Trees, Pasture, See Remarks, Treed, Views

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed December 29th, 2023

Date Sold February 26th, 2024

Days on Market 59

Zoning A

HOA Fees 0.00

Listing Details

Listing Office TINK

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