

# \$3,275,000 - 250071 16 Street W, Rural Foothills County

MLS® #A2186679

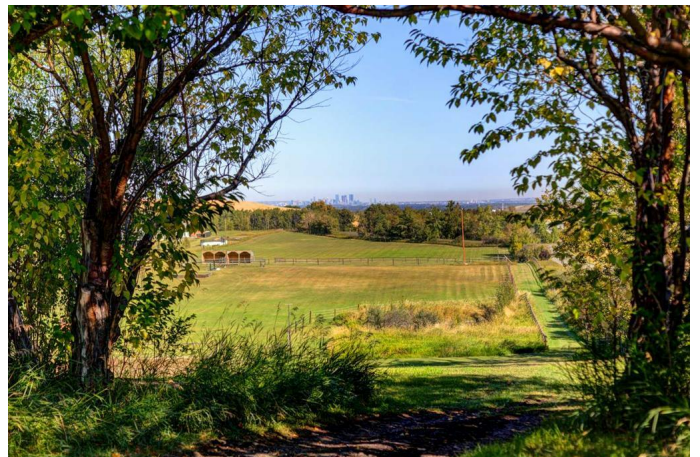
**\$3,275,000**

4 Bedroom, 5.00 Bathroom, 3,307 sqft

Residential on 17.99 Acres

NONE, Rural Foothills County, Alberta

Welcome to this state-of-the-art equestrian facilities, & stunning panoramic views of city skyline & majestic Rocky Mountains in a perfect location with 17.99 acres. Ready to keep your horses at home instead of boarding? Designed for a discerning homeowner/entertainer & equestrian enthusiast, this property offers a harmonious balance of refined living & outdoor excellence. Located within 7 mins to Legacy & 10 minutes of Strathcona-Tweedsmuir School. Boasting over 3300 sq. ft. on the main floor & upper level, & fully developed 2,500 sq. ft. 2 bed walkout basement, it is a masterpiece of functionality, ensuring comfort & elegance in every detail. Just updated wt new paint, lighting features, NEW kitchen in 23/24, that is a chef's dream, wt a one-piece imported stone from India- Taj Mahal quartzite countertop, custom cabinetry & roll-out drawers, a built-in refrigerator & freezer, a reverse osmosis water system. Walnut hardwood flooring throughout the main level, open concept, 15-ft + ceilings, custom millwork, including coffered ceilings are distinctive. The adjacent dining room, with its grass-woven wallpaper & room for 10+, sets the stage for formal entertaining. Primary suite has a stylishly enhanced ensuite 24/25, a modern bathtub, glass-enclosed shower wt custom bench, redone custom walk-in closet, big windows+ built-in cabinetry = the perfect retreat. The home exudes care, from a newly updated fireplace with a custom mantle, the



smart designed mudroom/laundry wt built-ins shoes, jackets, and gear. All modern conveniences, including two high-efficiency furnaces wt HRV systems, AC on both the main & basement levels, built-in surround sound, Air Fibre internet + a Starlink antenna option. Oversized attached four-car garage features two single doors, one double door, a floor drain, man door and is heated. Outdoor living is inviting, wt a west-facing Durra Deck, double-sided fireplace, gas hookups, and child/pet-safe railings. The north-facing patio off the walkout basement provides another serene spot to relax & enjoy the meticulously perennial gardens. The property's 14,000+ sq. ft. barn & indoor arena are unrivaled in design & functionality, offering heating, LED lighting, & 2 Gen Travel Lite synthetic footing, eliminating watering. 6 12x12 stalls feature auto waterers, stall mats, top of the line stalls & direct access to the heated tack, tack room & wash rack. The barn connects seamlessly to the 80X150 indoor arena. Outdoor equestrian facilities include, 80 x180 sand ring & professional 3-acre Grand Prix jumping field (water jump, devil's dyke, dry ditch) 9 acres of turnout space, electro-braid fencing, & a 16-foot-wide riding path around the property! The estate provides an unparalleled environment for training & horse care. Mature poplars, aspens, & lilacs create natural privacy, gated + camera security, paved driveway leads to house, barn, & turn around for trailers. Septic & water systems-meticulously maintained.

Built in 2007

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2186679    |
| Price    | \$3,275,000 |
| Bedrooms | 4           |

|                |                                  |
|----------------|----------------------------------|
| Bathrooms      | 5.00                             |
| Full Baths     | 3                                |
| Half Baths     | 2                                |
| Square Footage | 3,307                            |
| Acres          | 17.99                            |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 250071 16 Street W     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 5P1                |

### Amenities

|                |                                                                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                                                                     |
| Parking        | Driveway, Concrete Driveway, Electric Gate, Front Drive, Gated, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized, Paved, Parking Pad, Quad or More Attached |
| # of Garages   | 4                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Beamed Ceilings, Bookcases, Crown Molding, Stone Counters, Central Vacuum, Double Vanity, Vinyl Windows, Natural Woodwork, Pantry, Recreation Facilities, Separate Entrance, Storage, Wired for Data, Wired for Sound |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Washer/Dryer, Central Air Conditioner, Built-In Refrigerator, Built-In Freezer, Gas Oven, See Remarks, Window Coverings, Wine Refrigerator                                                                                                                                                                                               |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                                                                                                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                                                                            |

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
| Fireplaces   | Gas, Tile, Basement, Insert, Living Room, Mantle, Metal, See Through |
| Has Basement | Yes                                                                  |
| Basement     | Finished, Full, Walk-Out                                             |

## Exterior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Garden, Playground, Private Entrance                                                                                                                                                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Treed, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Irregular Lot, Meadow, Many Trees, No Neighbours Behind, Pasture, Sloped Down, Underground Sprinklers, Yard Drainage |
| Roof              | Asphalt Shingle                                                                                                                                                                                                    |
| Construction      | Stone, Wood Frame, Cedar, Cement Fiber Board                                                                                                                                                                       |
| Foundation        | ICF Block                                                                                                                                                                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 13th, 2025 |
| Days on Market | 107                |
| Zoning         | CR                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.