

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

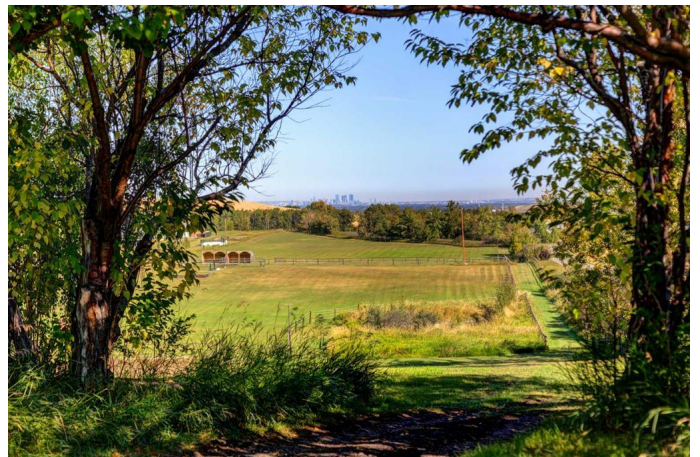
MLS® #A2186679

**\$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	Concrete Driveway, Driveway, Electric Gate, Front Drive, Garage Door Opener, Garage Faces Side, Gated, Heated Garage, Insulated, Oversized, Parking Pad, Paved, Quad or More Attached
# of Garages	4

### Interior

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

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

## Exterior

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

## Additional Information

Date Listed	January 13th, 2025
Days on Market	97
Zoning	CR

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.