



Rural Foothills M.D.
242243 64 ST W

M: 5 R: 1 T: 21 S: 32 Q: SE

LP \$: 4,500,000

MLS #: C3597482

Status:	Active	Type:	Residential Detached Single Family
Postal Code:	T2J 5G5	Year Built:	1970
Nearest Town:	Calgary	Zoning:	Zone RUR3
Bedrooms:	4	Condo/HOA:	No
Baths:	Full: 3Half: 1	Total Units:	
Tot Area SF:	2011.8	School Dist:	Foothills School Div

Legal Desc: Plan: 00000000 Block: 000 Lot: 000

Incredible trophy equestrian facility just minutes to the Internationally renowned Spruce Meadows. Over \$1.5 million spent in recent upgrades & improvements. Built for the avid riding & equestrian enthusiast, this property showcases 5 large fields with shelters & 12 outdoor paddocks, indoor riding arena with NARRS international footing, Grand Prix ring & outdoor sand ring. Newer, well cared for, heated, barn includes rubberized flooring, 25 stalls, 2 groom stalls, 2 wash stalls, large feed room, & convenient laundry area. Barn also boasts meeting rooms, 2 lounge areas with fireplaces, kitchen area, 3 offices, full gym, 4 baths, steam showers, tack rooms, locker rooms & large viewing area. Tremendous amount of storage in the 8 car garage/workshop complimented by generous nearby storage of hay and sawdust bedding. Steps away, the 3000+ sq foot bungalow offers hardwood floors, vaulted ceilings, 4+ bedrooms, triple garage, west-facing deck.

Directions: from Calgary go west on 22x to 64 st. Turn south on 64st (spruce meadows) and continue for 8 kms. Property on west side of road. Sign on property

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Dimension	Lvl	Lvl	Mtr	SqFt	ACClr:	0	
Baths:	0	1	0	1	1	0	Living Rm:	7.34x4.8	M	ML:	186.9	2011.8	ACCul:	0
Enst Baths:		0	0	0	0	1	Dining Rm:			UL:			ACFnc:	0
Bds AbGd:	1						Kitchen:	6.5x4.05	M	AG:	186.9	2011.8	ACIrr:	0
Rms AvGd:	4						Family Rm:			LL:	121.2	1304.6	ACLsh:	0
Add Rms:							Den:	3.35x3.9	M	BG:	121.2	1304.6	ACPst:	0
# Fin Frplc:	2						Mst Bdrm:	4.9x5.6	M	TAG:	186.9	2011.8	ACWtr:	0
# RglN Fpl:							Bdrm 2:	4.6x3.9	L				ACTtl:	40.000
Frplc Fuel:	Gas Only						Bdrm 3:	4.0x4.7	L					
Fireplace:	Insert						Bdrm 4:	3.4x4.38	L	Abv Grd Flr SqFt:	2011.8			
Garage:	Y / 7.0x9.02						Bonus Rm:			Low Lvl Flr SqFt:	1304.6			

Style:	Bungalow	Other Room:	
Flooring:	Hardwood, Ceramic Tile, Carpet	Foundation:	Concrete
Construction:	Wood Frame	Basement:	Full, Walkout
Roof:	Cedar Shakes	Bsmnt Dev:	Fully Finished, See Remarks
Remodeled:		Farm Eq Incl:	Yes
		Irr Equip:	
Exterior:	Wood	Equipment:	
Farm Bldg:		Heat Paid For:	Paid For
		Power:	Paid For
Heating Type:	Forced Air-2	Wtr Supply:	Drilled Well
Heat Fuel:	Natural Gas	Swr/Septic:	Septic Tank & Field
Parking:	Triple Garage Attached, Quad or More Detached	Prk Plan Typ:	
		Prk Plan Dsc:	
		Prk Pln Unit:	
Goods Exclud:		Encl Prkng:	
Goods Incl:	Dryer, Dishwasher-Built-In, Hood Fan, Garage Opener-2 Control, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer,	Features:	Air Conditioning-Central, Greenhouse, Vaulted Ceiling
Site Influenc:	Fenced, Landscaped, Private Setting, Rolling Land, Ravine View	Amenities:	

Frntg (mtr):		Lot Dimen:	201.15x803.82
Depth (mtr):		Lot Shape:	
Rd Access:	Gravel Driveway (to House), Paved Driveway (to	Land Use:	cres
Conform:	Conform Yr:	Front Expose:	East

Tax Amount:	\$ 6,565	Tax Year:	2013
Virtual Tour			
Brochure:	http://www.markdevernden.com		