



COLDWELL BANKER
COMPLETE REAL ESTATE
& THE STARNES GROUP

Proudly Presenting

370120 176 STREET W

FOOTHILLS COUNTY | ALBERTA, CANADA



RARELY IS A PROPERTY OF THIS QUALITY
PRESENTED FOR SALE. WITH THE MAGICAL
COMBINATION OF 140 ACRES OF LAND,
PERFECTLY SET UP FOR A HORSE PROPERTY,
AND A CUSTOM BUILT, UNIQUELY
EXQUISITE, SPRAWLING, RANCH STYLE
BUNGALOW. ALL LOCATED ONLY 30 MINUTES
FROM THE SOUTH END OF CALGARY.















THE BEAUTIFUL LANDSCAPING
SURROUNDING THE HOME
INCLUDES MANY MATURE TREES
AND A LOVELY WRAP AROUND
COVERED PATIO.

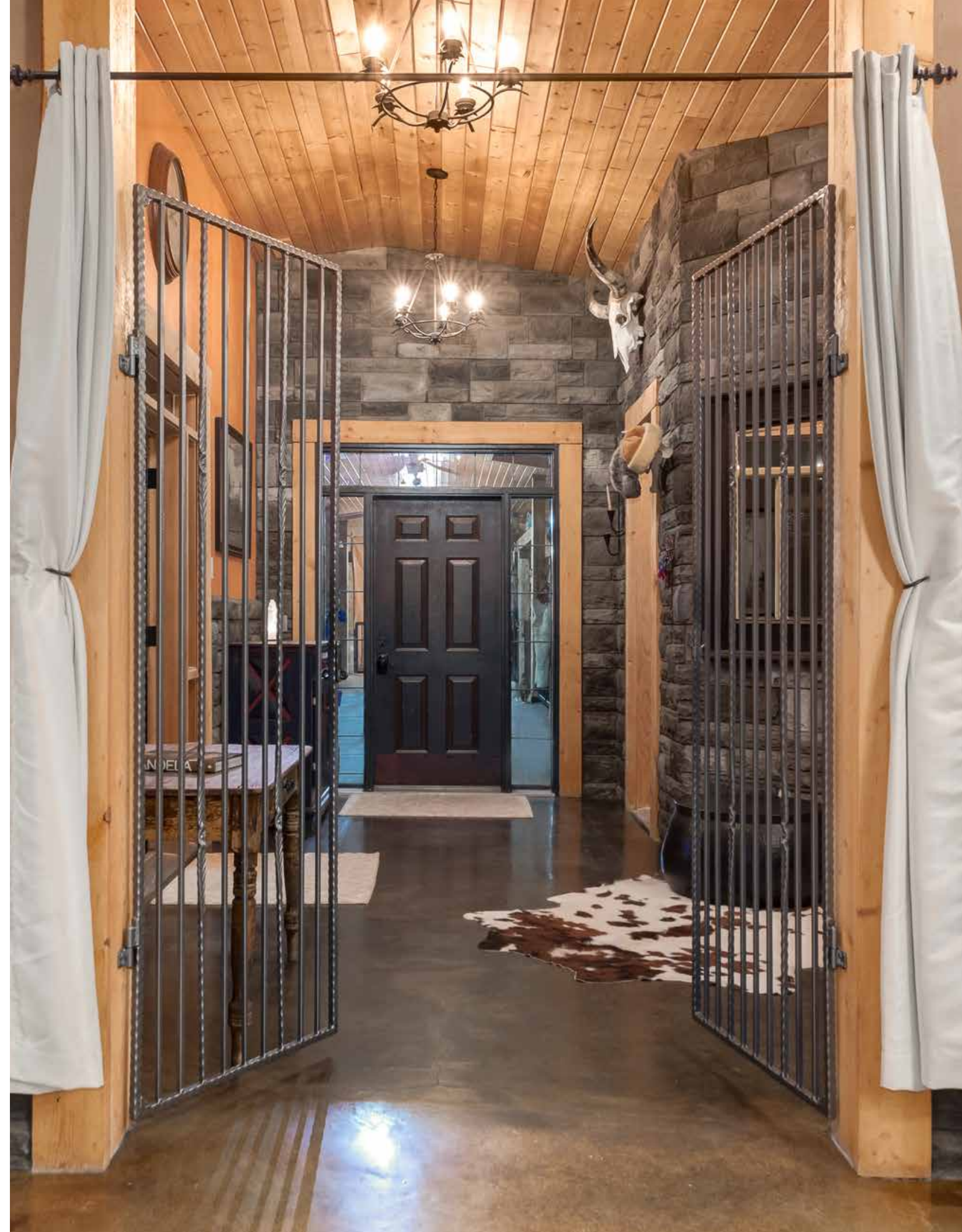








THE 3,673 SQUARE FOOT RESIDENCE'S ENTRANCE WELCOMES YOU WITH SUPERB, TONGUE AND GROVE, SPRUCE AND PINE FINISHING, VAULTED CEILINGS AND STONE WAINSCOTTING.





THE WIDE OPEN, EXPANSIVE
FLOOR PLAN IS PERFECTLY
ARRANGED FOR COMFORT
AND ENTERTAINING WITH A
CENTRAL SITTING AREA BY
THE WOOD BURNING STOVE.



THERE IS AN ABUNDANCE OF
NATURAL LIGHT FROM THE
MASSIVE SKYLIGHTS THROUGHOUT.





THE DINING AREA FEATURES WINDOWS OVERLOOKING THE GROUNDS, A SECOND SITTING ROOM AND A TRULY GOURMET KITCHEN WITH RANCH STYLE WOOD CABINETS, TWO BUILT-IN OVENS, A HUGE GAS COOK-TOP, AN ADDITIONAL PREP SINK, HIGH-END, STAINLESS APPLIANCES AND GRANITE COUNTER-TOPS.







THE 525 SQUARE FOOT PRIMARY
RETREAT IS "SERENITY ITSELF" WITH
ITS OWN GAS FIREPLACE ADJACENT TO
THE MASSIVE SOAKER BATHTUB.

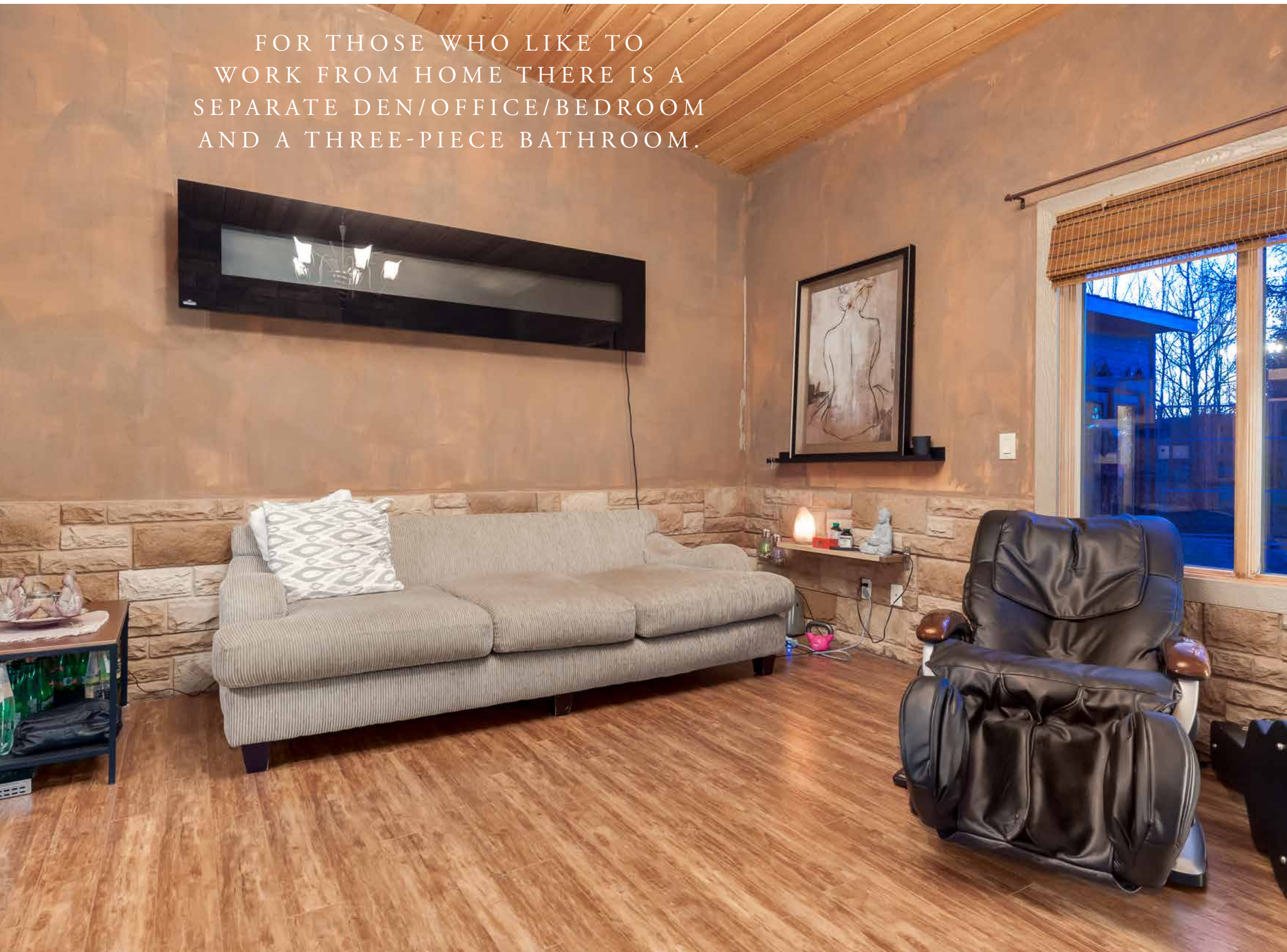




THE EN-SUITE INCLUDES A
DUAL WALK-IN SHOWER, LOTS
OF BUILT-INS AND A DOOR TO
THE LAUNDRY ROOM.

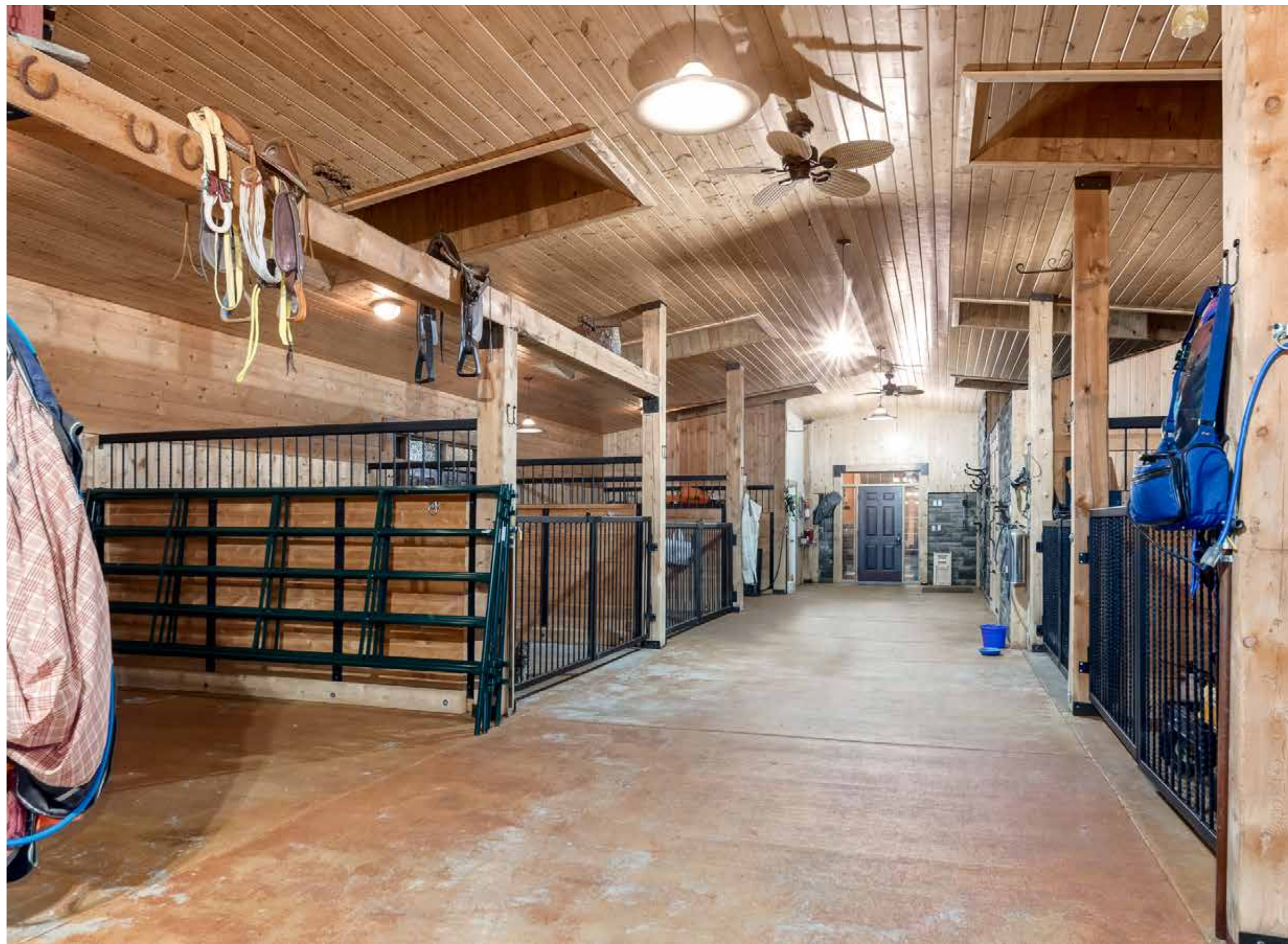


FOR THOSE WHO LIKE TO
WORK FROM HOME THERE IS A
SEPARATE DEN/OFFICE/BEDROOM
AND A THREE-PIECE BATHROOM.





IF YOU HAVE ALWAYS
DREAMED OF BEING
CLOSE TO YOUR
HORSES YOU WILL
LOVE THE ATTACHED
2,460 SQUARE
FOOT BARN WITH
EIGHT REMOVABLE
STALLS, TACK ROOM,
STORAGE, A SHOWER
AND SEPARATE
LAUNDRY.





HORSE LOVERS WILL APPRECIATE THE SEVEN PADDOCKS (OVER 3,500 SQUARE FOOT), NINE HORSE SHELTERS AND THE OUTDOOR RIDING AREA WITH A ROUND PEN.





ENJOY THE WARMTH OF HEATED
FLOORING THROUGHOUT.



CAR ENTHUSIASTS COULD
CONVERT THIS SPACE TO A
TEN-CAR GARAGE.





THERE ARE 60 ACRES
OF PASTURE AND THE
70 ACRES OF HAYFIELD
WHICH HAVE NEVER BEEN
SPRAYED SO COULD QUALIFY
FOR ORGANIC LAND
CERTIFICATION.







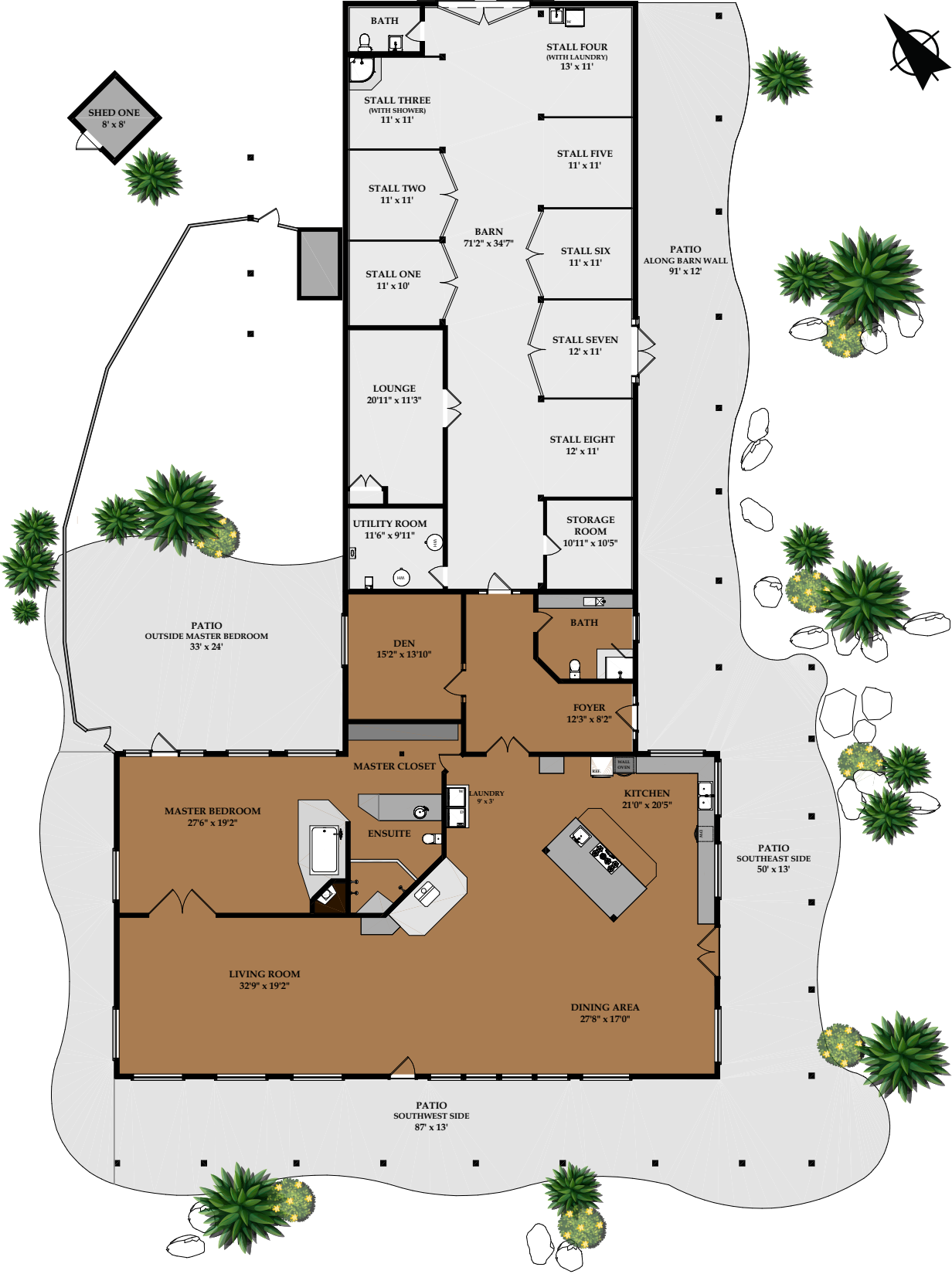


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RECA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 3673.15 Sq.Ft. / 341.23 m²

TOTAL ABOVE GRADE RMS SIZE - 3673.15 Sq.Ft. / 341.23 m²



E&O INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT APPROVAL. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARDS (RMS) PLEASE VISIT: WWW.RECA.CA



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