

\$5,000,000 - 3245 Township Road 292, Rural Mountain View County

MLS® #A2177825

\$5,000,000

3 Bedroom, 2.00 Bathroom, 1,738 sqft
Agri-Business on 132.63 Acres

NONE, Rural Mountain View County, Alberta

Step into the rhythm of a life well-lived at Prairie Mountain Ranch, a 133-acre equestrian sanctuary where nature, functionality, and lifestyle meet in perfect harmony. This extraordinary estate, meticulously crafted and maintained, offers one of Western Canada's finest setups for equestrian enthusiasts and lifestyle seekers alike. Set against breathtaking mountain vistas, Prairie Mountain Ranch combines state-of-the-art amenities with natural beauty, presenting a rare opportunity to own a true slice of paradise. At the heart of the property is an impressive 260 x 115-foot indoor arena, fully equipped to accommodate a range of equestrian disciplines. Attached is a spacious 45 x 260-foot barn featuring twenty 12 x 12 box stalls, each thoughtfully designed for optimal comfort and functionality. This world-class facility includes a 4,500 sq ft upper-level lounge overlooking the arena, creating an ideal space for events or relaxed viewing. Outside, the property continues to impress. Twenty runs with sheds and heated water bowls offer year-round comfort, with an additional seven runs for flexible use. A 140 x 240-foot outdoor arena, 70-foot steel round pen, and large 50 x 100-foot hay shed ensure that the facility meets the highest standards for discerning horse owners. Prairie Mountain Ranch is more than an equestrian facility; it's a captivating lifestyle property. The



main residence, a charming 1,700 sq ft two-storey home, boasts sweeping mountain views, central air, and expansive decks perfect for soaking in Alberta's serene landscapes. To the north, additional box stalls and a well-equipped shop offer versatile space, while a newer 1,280 sq ft, 3-bedroom mobile home provides additional accommodation for guests or staff. With 45 acres of cultivated land and 88 acres of natural pasture, the property effortlessly blends beauty with functionality. Rolling fields, groves of trees, and majestic mountain views create an idyllic setting that invites both relaxation and adventure. Three high-quality wells ensure ample water for personal and facility use. Currently operating as a reining facility, Prairie Mountain Ranch offers versatility to accommodate a variety of equestrian pursuits or personal lifestyle aspirations. Picture mornings in the arena, afternoons exploring scenic trails, and evenings spent basking in the tranquility of this unparalleled landscape. This property is more than a facility; it's an invitation to embrace the beauty, hard work, and joy of life on the land. Prairie Mountain Ranch offers an extraordinary lifestyle, rich with potential. Here is your chance to own a remarkable estate where every detail has been thoughtfully planned and perfected.

Essential Information

MLS® #	A2177825
Price	\$5,000,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,738
Acres	132.63
Type	Agri-Business
Sub-Type	Agriculture

Style	2 Storey
Status	Active

Community Information

Address	3245 Township Road 292
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1L0

Interior

Interior Features	Kitchen Island, Natural Woodwork, Vaulted Ceiling(s)
Heating	Electric, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Other, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Days on Market	167
Zoning	A

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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.