

# \$1,595,000 - 211002 Range Road 260, Rural Vulcan County

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MLS® #A2241974

**\$1,595,000**

4 Bedroom, 3.00 Bathroom, 1,856 sqft  
Residential on 40.03 Acres

NONE, Rural Vulcan County, Alberta

PRICE REDUCTION!! This property ticks all of the boxes for the serious HORSEPERSON! On this level 40 ACRE parcel you and your horses will find your own retreat from rain, wind, snow, misquitoses, heat and can ride 24 hours a day in the 180'x80' bright, heated INDOOR RIDING ARENA! Saddle up next door in the ATTACHED 12 STALL BARN ( 24'x80'- 9 with auto waterers) with a wash rack and separate tack room! For boarders there are 14 double wide individual tack lockers. On the nicer days enjoy the large OUTDOOR panelled ARENA ( 130'X240') or just turn your horse out to graze on the 30 + acres of pasture. Several individual turn out pens with shelters and shared waterers(5) and a 48'x60' HAY SHED ( built in 2015)complete this nicely located EQUINE FACILITY just 30 minutes from Okotoks! Other nice additions to this property are a 32' x48' quonset with concrete floor to park the RV or horse trailer and a 24'x26' double detached fully drywalled garage. The 1845ft2 4 BEDROOM,3 BATHROOM BUNGALOW is nicely laid out and is bright and flooded with SUNLIGHT form skylights and large west facing windows in the living room and is very accomodating for entertaining or a large family. The lower level is fully developed with a huge 4th bedroom,3 piece bath and a large recreation room with tons of storage! This property is a good opportunity for anyone interested in aquiring a



full training facility at an affordable price and is willing to make their own further improvements to build equity and enjoy their passion for horses!

Built in 1998

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2241974                         |
| Price          | \$1,595,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,856                            |
| Acres          | 40.03                            |
| Year Built     | 1998                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 211002 Range Road 260 |
| Subdivision | NONE                  |
| City        | Rural Vulcan County   |
| County      | Vulcan County         |
| Province    | Alberta               |
| Postal Code | T0J 0M0               |

### **Amenities**

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Phone Available, Natural Gas Available, Satellite Internet Available |
| Parking      | Double Garage Detached                                                                      |
| # of Garages | 2                                                                                           |

### **Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Skylight(s), Vaulted Ceiling(s)                       |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Built-In Range, Electric Cooktop |

|                 |                                  |
|-----------------|----------------------------------|
| Heating         | Forced Air, Natural Gas          |
| Cooling         | None                             |
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Gas, Living Room, Stone, Masonry |
| Has Basement    | Yes                              |
| Basement        | Full                             |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other                                          |
| Lot Description   | Landscaped, Pasture, See Remarks, Treed, Level |
| Roof              | Asphalt Shingle                                |
| Construction      | Composite Siding, Stone, Wood Frame            |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 106             |
| Zoning         | Ag              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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