

We are thrilled to present one of Western Canada's premier equestrian facilities. Every element of this property has been meticulously crafted and maintained to the highest standards, offering an unparalleled environment for horse care, training, and enjoyment.

**WORLD-CLASS ARENA AND BARN FACILITIES:**

- **Arena Building:** Spanning an impressive 260 feet by 115 feet, the arena offers ample space for equestrian training and events, ensuring both comfort and efficiency for riders and horses.
- **Barn:** The attached 45x260 barn features spacious twenty 12x12 box stalls, fulfilling the needs of a world-class facility with amenities designed for peak performance and comfort.
- **Viewing & Events Lounge:** This structure includes a 4,500 sq ft upper-level lounge, providing a stylish space for relaxation or viewing.

**OUTDOOR FACILITIES:**

- **Outdoor Arenas:** 140 x 240 feet - ideal for training, plus a 70 foot steel round pen.
- **Outdoor Runs:** There are 20 runs with sheds and heated water bowls and an additional seven runs with sheds, providing top-tier outdoor accommodations for horses in all seasons.
- **Hay Storage:** Alongside an outdoor riding arena and pens, the property includes a 50x100 hay shed to support large-scale hay storage, for year-round operation.

**MAIN RESIDENCE:**

- 1,700 sq ft, 3bedroom, 2 bath, two-storey A-Frame with central air, spacious decks, and breathtaking views, serving as a comfortable owner's retreat.
- Additional box stalls and shop

**SECOND RESIDENCE:**

- A modern 1,280 sq ft, 3-bedroom mobile home, ideal for staff or guest accommodations.

**ACREAGE:**

- 45 acres of cultivated land and 80 acres of natural pasture with tree groves and stunning mountain views, offering a peaceful, scenic backdrop.

**WATER INFRASTRUCTURE:**

- **Three High-Quality Wells:** The property is well-equipped with three wells at 8, 10 and 12 GPM, ensuring consistent water access.