

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

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
----------------	---------------------------

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.