

1029 TWP RD 8-4
Cowley, Alberta

MLS # A2301703



\$4,300,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,454 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1 full / 2 half
Garage:	Additional Parking, Carport, Gravel Driveway, Off Street, Oversized, RV Access		
Lot Size:	101.00 Acres		
Lot Feat:	Farm, Garden, Low Maintenance Landscape, Meadow, No Neighbours Behind		

Heating:	Combination, Electric, Natural Gas, Wood	Water:	Private, Well
Floors:	Hardwood, Tile	Sewer:	Private Sewer, Septic Field, Septic Tank
Roof:	Flat Tile	Condo Fee:	-
Basement:	Other	LLD:	24-8-1-W5
Exterior:	Stone	Zoning:	AG
Foundation:	Slab	Utilities:	Electricity Connected, Natural Gas Connected, Sewer

Features: Bookcases, Built-in Features, Double Vanity, High Ceilings, No Smoking Home, Primary Downstairs, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

Inclusions: Main house : Built in refrigerator, Blue Star 6 burner gas range, stacking washer and dryer, deep freeze in cellar, dining room table and chairs, kitchen table and chairs, stools, wood burning stove. Carriage House: Refrigerator, stove, microwave, TV, sofa, king bed frame & mattress, 2 night stands, dresser, 2 air mattresses, stacking washer and dryer, all Air BnB contents, bench in garage, shop benches & shelving. Stable Apartments: 4 beds, mattresses & frames, refrigerator (2), stove (2) microwave (2), table (2) chairs (8), Island chairs (2) sofa (2) TV stand & shelving (2), all Air BnB items. Stables & Riding arena: All saddle and bridle racks, all contents in the chicken coop, wall hooks, cabinets and benches (2) at stable entry, heat lamps in stable halls, equestrian viewing room contents include cabinets, stools, bar fridge, mirror, tables (5) and chairs (20), all electric heaters, all green house contents, horse jump obstacles, all goat pen contents, septic tank antique topper. Welcome to Southern Alberta. Step into a world of refined design with this extraordinary stone compound, sprawled over 100 acres of pristine Southern Alberta landscape. This fine estate, meticulously crafted by the owner, is a masterclass in architectural precision, where no detail has been overlooked. The property is a harmonious blend of European sophistication and modern functionality, offering a truly unique living experience. The estate features 4 distinct living areas, each exuding charm and elegance. The main residence is a grand retreat, reminiscent of a European mini- mansion with exquisite stonework, timeless design elements and custom finishes throughout. The secondary living quarters are equally impressive and include a one bedroom carriage house and 2 apartments above the stables, ideal for extended family or guests. This also presents a fantastic opportunity for revenue generation as a high end Air BnB which the current owner operates and has earned a rare 5* Super Host rating. Equestrian enthusiasts will be captivated by the indoor arena, which is not just functional but an ideal venue for hosting the most sophisticated riding events, complete with heated indoor viewing room and if that's not enough, there is a fenced outdoor riding arena as well. This property is more than just a home, it's an estate where every element has been thoughtfully considered to create a sanctuary of beauty, comfort and endless possibilities for one or more families. Whether you're seeking a serene family retreat, an income generating investment or a venue for grand events, this stone compound offers it all, right here in scenic Southern Alberta.