

# \$876,000 - 78248 Range Road 85, Rural Saddle Hills County

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MLS® #A2236473

**\$876,000**

2 Bedroom, 3.00 Bathroom, 1,913 sqft  
Agri-Business on 160.00 Acres

NONE, Rural Saddle Hills County, Alberta

Welcome to Your Private Equestrian Paradise on 160 Acres in Saddle Hills County!

Dreaming of wide-open spaces, endless riding trails on your own property, and a luxurious country home? This rare 160-acre retreat offers a perfect blend of forest, fenced pastures, and everything you need for both horse lovers and outdoor enthusiasts. Built in 2014, the stunning home welcomes you with an open-concept layout featuring warm chocolate cabinetry, stainless steel appliances, granite countertops, and a massive eat-up bar that seats eight – perfect for hosting friends after a day on the trails. The spacious living room opens directly to the patio, making indoor-outdoor living a breeze. Downstairs, enjoy stamped concrete flooring with in-floor heating throughout for cozy winter nights. There's a bedroom and full 3-piece bathroom with shower, plus a functional laundry area designed for work clothes – no mess in the main living areas. Upstairs, the airy primary suite is open to below, with a luxurious ensuite boasting a dual vanity, two-person tiled shower, soaking tub, and heated floors for spa-like comfort. The primary boasts an extra-ordinary long closet and a small office area as well. Horse facilities include a heated barn with water, sand arena, exercise area, and multiple fenced pastures ready for your herd. The greenhouse and large garden make farm-to-table living easy, and two dugouts



ensure plenty of water for livestock. The massive shop is a dream for any hobbyist or professional, with 18 ft ceilings, multiple oversized overhead doors (14x14 ft, 10x8 ft, and two 8x8 ft), 220V power, plumbing for in-floor heating (boiler required), overhead heater, and a huge loft mezzanine with a half bath. Additional features: Two laundry setups (one in the primary suite, one by the shop entry), Natural gas heating and water cisterns (municipal water is available and application is in progress), Greenhouse & garden for self-sufficient living. Whether you're a couple looking for a peaceful retreat or a family dreaming of wide-open freedom and equestrian adventures, this property offers unmatched space and amenities. Why settle for ordinary when you can have your own private 160-acre oasis; perfect for work, play and relaxation. Why Saddle Hills County? Located in Alberta's picturesque Peace Country, Saddle Hills County offers endless opportunities for outdoor adventure and peaceful rural living. Known for its strong agricultural roots and warm community spirit, the region features breathtaking wildlife, rolling hills, and nearby provincial parks like Moonshine Lake and Dunvegan West Wildland Park" perfect for hiking, hunting, or simply unwinding in nature. With reliable natural gas service, ongoing infrastructure improvements (including fibre internet expansion and municipal water hookups), you truly get the best of both worlds: rural serenity with modern comforts. This property delivers unmatched space, freedom, and lifestyle.

Built in 2014

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2236473  |
| Price    | \$876,000 |
| Bedrooms | 2         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,913         |
| Acres          | 160.00        |
| Year Built     | 2014          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 78248 Range Road 85       |
| Subdivision | NONE                      |
| City        | Rural Saddle Hills County |
| County      | Saddle Hills County       |
| Province    | Alberta                   |
| Postal Code | T0H 3V0                   |

### Amenities

|              |                                                                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Fiber Optics Available, High Speed Internet Available, Natural Gas Connected, Satellite Internet Available, Water Available |
| Parking      | Quad or More Attached                                                                                                                              |
| # of Garages | 6                                                                                                                                                  |

### Interior

|            |                                                   |
|------------|---------------------------------------------------|
| Appliances | Dishwasher, Refrigerator, Gas Stove, Washer/Dryer |
| Heating    | In Floor, Natural Gas                             |
| Cooling    | None                                              |
| Basement   | None                                              |

### Exterior

|            |                       |
|------------|-----------------------|
| Roof       | Metal                 |
| Foundation | Poured Concrete, Slab |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 123            |

ZoningAG

Listing Details

Listing OfficeeXp Realty

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