



THE
A-TEAM

**RE/MAX
FIRST**

80054 226 Avenue #100, Rural Foothills County T1S 2Z1

MLS® #: **A2046276**

Area: **NONE**

Listing Date: **05/05/23**

List Price: **\$2,650,000**

Status: **Active**

County: **Foothills County**

Change: **-\$145k, 04-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Rural Foothills County**
City/Town: **1985**

Year Built: **1985**
Lot Information
Lot Sz Ar: **844,192 sqft**
Lot Shape:

Access: **Rectangular Lot, Views**
Lot Feat: **Heated Garage, Insulated, Triple Garage Attached, Triple Garage Detached**
Park Feat:

DOM

565
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **12**
Garage Sz: **6**

Utilities and Features

Roof: **Concrete, Tile**
Heating: **Baseboard, In Floor**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **None**

Construction: **Brick, Stucco, Wood Frame**
Flooring: **Ceramic Tile, Hardwood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer, Window Coverings**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home**
Utilities: **Electricity Paid For, Heating Paid For, Phone Paid For**

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`1" x 7`1"
5pc Ensuite bath	Main	10`7" x 13`5"
Bedroom	Main	17`4" x 14`0"
Dining Room	Main	14`5" x 13`8"
Kitchen	Main	18`1" x 24`7"
Living Room	Main	18`3" x 19`1"
Bedroom - Primary	Main	23`7" x 22`9"
Bedroom	Basement	15`3" x 16`10"
Media Room	Basement	20`11" x 22`2"

Room	Level	Dimensions
5pc Bathroom	Main	12`1" x 11`8"
Bedroom	Main	12`2" x 16`0"
Bedroom	Main	18`6" x 14`9"
Family Room	Main	21`8" x 23`9"
Laundry	Main	6`8" x 11`2"
Mud Room	Main	10`2" x 12`3"
4pc Bathroom	Basement	5`8" x 8`2"
Game Room	Basement	34`3" x 34`3"
Furnace/Utility Room	Basement	12`6" x 16`7"

Title: **Fee Simple**
Legal Desc: **0731336**

Zoning: **CR**

Remarks

Pub Rmks: **Fantastic Opportunity! Almost 20 acres with potential for sub-division with MD approval located just minutes from SW Calgary, the new SW Ring Road, Spruce Meadows, and Sirocco Golf Course. This special property is nestled in the foothills and offers stunning views of the mountains. Horse enthusiasts will be drawn to this property with the cross fencing providing 3 separate pastures and existing horse shelter. If you are looking for location, space, possible sub-division for future investment, and an amazing custom built bungalow....you just found it. The luxury walk out bungalow offers almost 3900sqft on the main floor plus a full walk out level, heated 3 car attached garage, and an additional 3 car detached garage that provides flexibility to convert to workshop or horse barn if you so desire. The spacious custom built bungalow features: 4 bedrooms, 3.5 baths, custom built curved staircase, crown moldings, vaulted ceilings, skylights, 3 fireplaces, gourmet upgraded kitchen, family room, living room, and dining room...the large floorplan allows for many options and opportunities. The lower walk out level is partially finished and presents many options for a secondary suite that would be subject to approval and permitting by the city/municipality. Almost 20 acres with potential for sub-division with MD approval, majestic views of the mountains, located just minutes from Calgary and Spruce Meadows, and a spacious custom built bungalow with endless opportunities for future development!**

Inclusions: **Light Fixtures, Storage shed**
Property Listed By: **RE/MAX REALTY PROFESSIONALS**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











