



THE
A-TEAM

**RE/MAX
FIRST**

298077 218 Street, Rural Foothills County T0L 1K0

MLS® #: **A2052299**

Area:

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

List Price: **\$2,190,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Foothills
County**

Finished Floor Area

Abv Sqft:

3,385

Low Sqft:

Ttl Sqft:

3,385

Year Built:

0

Lot Information

Lot Sz Ar:

1,996,354 sqft

Lot Shape:

DOM

329

Layout

Beds:

5 (4 1)

Baths:

5.5 (5 1)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

8

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Many Trees, Private, Secluded, Treed

Concrete Driveway, Garage Faces Side, RV Access/Parking, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone, Stucco, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings

Int Feat: **Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

3pc Bathroom

Upper

5pc Ensuite bath

Upper

Den

Main

16`0" x 14`6"

Kitchen

Main

14`3" x 15`9"

Living Room

Main

19`0" x 28`0"

Room

Level

Dimensions

3pc Bathroom

Main

4pc Ensuite bath

Upper

4pc Bathroom

Basement

Dining Room

Main

14`3" x 9`5"

Laundry

Main

10`10" x 8`10"

Mud Room

Main

11`4" x 9`3"

Office	Main	14`11" x 13`4"	Bedroom	Upper	14`11" x 17`4"
Bedroom	Upper	10`10" x 14`8"	Bedroom	Upper	10`11" x 14`7"
Bedroom - Primary	Upper	14`4" x 15`9"	Other	Basement	13`0" x 11`3"
Bedroom	Basement	14`7" x 11`9"	Game Room	Basement	41`7" x 36`3"
Storage	Basement	9`6" x 4`10"			
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		A			
Legal Desc:		Remarks			
Pub Rmks:					
		<p>Situated on 45.83 treed acres in Millarville Country Estates, this estate home offers 5 bedrooms, 6 bathrooms and over 5,200 sq ft of finished living space. The layout of this 2 storey home perfectly separates your entertaining area from your private living space. Maple hardwood floors, arched doorways & recessed lighting throughout the main floor. The open floor plan joins the living room with its soaring 2 storey ceilings, huge windows and cozy gas fireplace, with the dining area, kitchen, grand foyer and great room. The kitchen has been finished with stainless steel appliances, granite counter tops, maple millwork, gas cooktop and walk-in pantry. There is a butler pantry perfect for a coffee or dry bar. Also on this level is a full laundry room with cabinetry and sink, an office with large built in bookcases, a 3pc bath, a 2 pc bath, and mudroom off the garage. On the upper level, you'll find 4 bedrooms, each with ensuite access. The primary suite has a skylight, large walk-in closet and a 5 pc ensuite with a large soaker tub, walk-in shower and double vanity. The fully finished walk-out basement offers a large rec room with fireplace, a 4th bedroom, 4 pc bathroom, a large wet bar with island seating, wine room and plenty of storage. Enjoy private outdoor living on the large patio off the basement or an evening barbeque on the deck off the kitchen. There is ample parking with the attached 3 car garage, RV parking and oversized driveway. The lot is untouched with the exception of the area immediately around the main house. Millarville Community School is 7 minutes away accommodating K-8 while Oilfields Highschool in Black Diamond is only 15 minutes away. 10 minutes to all the amenities of Diamond Valley. 20 Minutes to Calgary & Okotoks. 25 minutes to Kananaskis. Bring your ideas and make this home your own!</p>			
Inclusions:		N/A			
Property Listed By:		ROYAL LEPAGE BENCHMARK			

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











