



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5073 286 Avenue, Rural Foothills County T1S 4P4**

MLS® #: **A2079878**

Area: **NONE**

Listing Date: **09/14/23**

List Price: **\$1,177,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Foothills**

Finished Floor Area

Abv Sqft:

**2,516**

Low Sqft:

Ttl Sqft:

**2,516**

Year Built:

**2003**

Lot Information

Lot Sz Ar:

**261,360 sqft**

Lot Shape:

DOM

**248**

Layout

Beds:

**5 (4 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey, Acreage  
with Residence**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Dog Run Fenced In, Private, Treed**

**Double Garage Detached, Other, Oversized**

Utilities and Features

Roof: **Rubber**

Heating: **See Remarks, Wood, Wood Stove**

Sewer:

Ext Feat: **Dog Run, Fire Pit, Private Yard, Storage**

Construction:

**Cement Fiber Board, ICFs (Insulated Concrete  
Forms)**

Flooring:

**Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

**ICF Block**

Kitchen Appl:

**Dryer, Microwave, Refrigerator, Washer**

Int Feat:

**Kitchen Island, See Remarks, Solar Tube(s), Storage, Vaulted Ceiling(s)**

Utilities:

Room Information

Room

**Living Room**

**Kitchen**

**Bedroom - Primary**

**Bedroom**

**Bedroom**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

**Upper**

**Upper**

**Lower**

**Upper**

Dimensions

**13`10" x 12`11"**

**17`1" x 12`0"**

**14`10" x 12`0"**

**13`1" x 12`7"**

**13`1" x 11`8"**

Room

**Dining Room**

**Breakfast Nook**

**Bedroom**

**Bedroom**

**3pc Bathroom**

**2pc Bathroom**

Level

**Main**

**Main**

**Upper**

**Upper**

**Main**

**Lower**

Dimensions

**13`8" x 12`11"**

**15`11" x 12`7"**

**13`1" x 12`7"**

**13`9" x 13`0"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR**

**9710347**

Remarks

Pub Rmks:

**Seize this one-of-a-kind opportunity! Discerning buyers will recognize the unique features of this quality built home, on a generous 6 acre parcel, located on a quiet dead end road, with unobstructed mountain views, surrounded by nature. This extraordinary property is conveniently located minutes away from Calgary, Okotoks and Strathcona Tweedsmuir School. This custom ICF built home, features a resilient Gem rubber roof, clad in Hardie Board siding and maintenance free decks. There is a Masonry Heater with Lifebreath heat recovery exchange unit (one wood burn/day) as well as a solar powered hot water system for your comfort. With 2,516 square feet of living space, this two-storey gem is finished with distressed oak hardwood and tile floor throughout, main floor features an inviting front entry, a sunlit formal living and dining room, a main floor primary bedroom with access to a vanity/sink area, and a 3-piece bath. Additionally, it includes convenient main floor laundry with a convenient second floor laundry chute. Step into the open concept kitchen and great room, complete with vaulted ceilings, which create an airy and inviting atmosphere. The kitchen provides solid maple wood cabinetry, a center island with a breakfast bar, and ample storage for all your culinary needs. Cooking enthusiasts will appreciate the wood cook stove, perfect for roasting delicious meals while showcasing an eighteen foot, floor to ceiling, stone backdrop. Entertaining is a breeze with the open layout connecting the kitchen and great room to a charming closed-in porch patio with a rustic country feel. For outdoor enthusiasts, there's a second lower deck, ideal for barbecuing and enjoying the views of the iconic foothills and natural ravines. Upstairs, discover three spacious bedrooms, a four-piece bath, and a library space with access to the upper balconies, both offering outstanding views. The lower level features a fifth bedroom, a half bath, and ample space for a rec room. The 6-acre parcel is fully cross fenced with two horse shelters. A large vegetable garden area, a double oversized detached garage, and more. A total of four decks all offer stunning views. Tired of the rising costs of Utility bills? Don't hesitate, start enjoying the serenity of country living in this low maintenance, high energy efficient family home today!**

Inclusions:  
Property Listed By:

**Wood cooktop stove/oven in kitchen, garden shed, firepit and Starlink parabola (attached to house).  
RE/MAX LANDAN REAL ESTATE**

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























