



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**370120 176 Street, Rural Foothills County T0L 2A0**

MLS® #: **A2084450**

Area: **NONE**

Listing Date: **09/28/23**

List Price: **\$2,850,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Foothills**

Year Built:

**2006**

Lot Information

Lot Sz Ar:

**6,098,400 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**3,673**

Low Sqft:

Ttl Sqft:

**3,673**

DOM

**233**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**Acreage with  
Residence,Bungalow**

Parking

Ttl Park:

**10**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Farm,No Neighbours Behind,Landscaped,Many Trees,Pasture,Private,Secluded,Treed  
Off Street,Outside,Parking Pad**

Utilities and Features

Roof: **Metal**

Heating: **Boiler,In Floor,Propane**

Sewer:

Ext Feat: **Fire Pit,Rain Gutters,Storage**

Construction:

**Wood Frame**

Flooring:

**Concrete,Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Slab**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Oven-Built-In,Refrigerator,Washer**

Int Feat:

**Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Granite Counters,Natural Woodwork,No Smoking Home,Open Floorplan,Recessed  
Lighting,Skylight(s),Soaking Tub,Vaulted Ceiling(s)**

Utilities:

Room Information

Room

**Living Room**

**Dining Room**

**Other**

**Foyer**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**32`9" x 19`2"**

**27`8" x 17`0"**

**13`8" x 8`7"**

**12`3" x 8`2"**

Room

**Kitchen**

**Bedroom - Primary**

**4pc Ensuite bath**

**Bedroom**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**21`0" x 20`5"**

**27`6" x 19`2"**

**11`4" x 11`2"**

**15`2" x 13`10"**

Laundry	Main	9`0" x 3`0"	3pc Bathroom	Main	11`7" x 10`4"
Other	Main	33`0" x 24`0"	Other	Main	87`0" x 13`0"
Other	Main	50`0" x 13`0"	Other	Main	91`0" x 12`0"
Storage	Main	8`0" x 8`0"	Storage	Main	12`0" x 8`0"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	A-INR	
Legal Desc:		Remarks

Pub Rmks:	<p>Rarely is a property of this quality presented for sale with the magical combination of 140 acres of land, perfectly set up for a horse property, and a custom built, uniquely exquisite, sprawling, ranch style bungalow all located only 30 minutes from the south end of Calgary. The beautiful landscaping surrounding the home includes many mature trees and a lovely wrap around covered patio. The 3,673 square foot residence's entrance welcomes you with superb, tongue and grove, spruce and pine finished, vaulted ceilings and stone wainscotting. The wide open, expansive floor plan is perfectly arranged for comfort and entertaining with a central sitting area by the wood burning stove, the dining area with windows overlooking the grounds, a second sitting room and a truly gourmet kitchen with ranch style wood cabinets, two built-in ovens, a huge gas cook-top, an additional prep sink, high-end, stainless appliances and granite counter-tops. There is an abundance of natural light from the massive skylights throughout. The 525 square foot primary retreat is serenity itself with its own gas fireplace adjacent to the massive soaker bathtub. The en-suite includes a dual walk-in shower, lots of built-ins and a cheater door to the laundry room. For those who like to work from home there is a separate den/office/bedroom and a three-piece bathroom. Enjoy the warmth of heated flooring throughout. If you have always dreamed of being close to your horses you will love the attached 2,460 square foot barn with eight removable stalls, tack room, storage, a shower and separate laundry. Car enthusiasts could convert this space to a ten-car garage. Horse lovers will appreciate the seven, over 3,500 square foot paddocks, nine horse shelters and the outdoor riding area with a round pen. There are 60 acres of pasture and the 70 acres of hayfield which have never been sprayed so could qualify for organic land certification. This property comes with a 25 GPM well, a pump house, two dugouts, and multiple sheds. Welcome to your own personal Yellowstone.</p>
Inclusions:	3 large shelters, small red barn, Parkside trailer, feed shed, garden shed
Property Listed By:	COLDWELL BANKER MOUNTAIN CENTRAL

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

































