



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32040 232 Avenue, Rural Foothills County T1S 4A9**

MLS® #: **A2088196**

Area: **NONE**

Listing Date: **10/17/23**

List Price: **\$1,050,000**

Status: **Pending**

County: **Foothills County**

Change: **-\$50k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **174,240 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **3,143**  
Low Sqft:  
Ttl Sqft: **3,143**

DOM

**214**  
Layout  
Beds: **4 (4 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz: **3**

**Corner Lot, Front Yard, Landscaped, Level, Private, Rectangular Lot, Treed Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **Private Yard**

Construction: **Composite Siding, Stone, Wood Frame**  
Flooring: **Carpet, Hardwood, Laminate, Tile**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**  
**Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Wine Refrigerator Ceiling Fan(s), High Ceilings, No Smoking Home, Skylight(s)**

Room Information

Room	Level	Dimensions
Dining Room	Main	11`11" x 12`2"
Living Room	Main	28`6" x 10`10"
Family Room	Main	19`0" x 22`11"
Office	Upper	8`0" x 11`11"
4pc Bathroom	Upper	5`0" x 8`0"
Bedroom	Upper	12`4" x 9`5"

Room	Level	Dimensions
Kitchen	Main	13`5" x 12`2"
3pc Bathroom	Main	7`6" x 5`9"
Bedroom	Upper	10`10" x 11`8"
3pc Bathroom	Upper	7`1" x 4`4"
Bedroom	Upper	9`6" x 12`6"
Bedroom - Primary	Upper	14`10" x 12`5"

4pc Ensuite bath	Upper	8`11" x 9`10"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>CR</b>	
Legal Desc:	0313409		Remarks
Pub Rmks:	Country living with city amenities almost down the street. 4-acre parcel just outside the City of Calgary limit. Beautiful 4 bedroom and 4 bathrooms home, almost 3200 sq ft of living space, totally above grade. Soaring A Frame home with numerous windows that faces Calgary, a beautiful vista. Designed and built like it is part of the surrounding. The well-placed windows make it feel like outdoors are part of the living space. Natural light flows throughout the home. Large master bedroom with a claw foot tube in ensuite. 3 other bedrooms and an office complete the upper level. A well laid out kitchen with plenty of quart countertop space. Vaulted ceiling, beautiful windows and a fireplace grace the living room. A huge area with a fridge, countertop, sink facilitate entertaining, gathering or just chilling. The 3-car garage, a mechanic's dream, provides ample space for all the toys. The area has been designated for future development in the Calgary-Foothills Intermunicipal plan. Amenities including shopping are minutes away. Country living with city amenities. Come enjoy the outdoors right at Calgary's doorstep.		
Inclusions: Property Listed By:	Storage shed, window coverings. <b>GRAND REALTY</b>		

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





















