



THE
A-TEAM

**RE/MAX
FIRST**

288180 450 Avenue, Rural Foothills County T0L 2A0

MLS® #: **A2092631**

Area: **NONE**

Listing Date: **12/04/23**

List Price: **\$2,700,000**

Status: **Active**

County: **Foothills County**

Change: **-\$300k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Foothills
County**

Finished Floor Area

Abv Sqft: **1,656**

Low Sqft:

Ttl Sqft: **1,656**

Year Built:

2020

Lot Information

Lot Sz Ar:

3,484,800 sqft

Lot Shape:

DOM

167

Layout

Beds: **4 (4)**

Baths: **1.0 (1 0)**

Style: **Acreage with
Residence,Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Greenbelt,Meadow,Pasture,Private,Views,Wooded
Double Garage Detached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue,Dock,Fire Pit,Private Yard,Storage**

Construction:

Post & Beam

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Brick/Mortar,Piling(s)

Kitchen Appl:

Dishwasher,Freezer,Gas Stove,Microwave,Other,Oven,Refrigerator

Int Feat:

Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`1" x 11`5"	Dining Room	Main	18`1" x 9`6"
Living Room	Main	23`8" x 15`10"	Foyer	Main	18`5" x 8`5"
Laundry	Main	5`5" x 3`2"	Mud Room	Main	8`3" x 5`3"
Bedroom - Primary	Main	10`4" x 9`7"	Bedroom	Main	10`4" x 9`4"

Bedroom 3pc Bathroom	Main Main	10`4" x 9`0" 8`1" x 8`3"	Bedroom Legal/Tax/Financial	Main 8`4" x 8`3"
<div> <div>Title:</div> <div>Fee Simple</div> <div>Legal Desc:</div> </div> <div> <div>Zoning:</div> <div>A</div> </div> <div> <div>Remarks</div> </div>				
<div> <div>Pub Rmks:</div> <div> <p>Nestled within the heart of the Alberta foothills, this 80-acre ranch stands as a testament to the quintessential charm of rural living, deeply rooted in the history and Western ethos of the region. The spacious and renovated 1656 sq ft main house, features 4 bedrooms, 1 bathroom, and a sprawling kitchen and dining area perfect for hosting gatherings. The inviting front and back porches provide idyllic spots to relish summer nights. Perched gracefully above a sizeable spring-fed, heart-shaped pond, this residence is an unparalleled gem in one of Alberta's most sought-after rural locales. The panoramic mountain and foothills views, complemented by abundant wildlife and the presence of a captivating 1908 homestead cabin, create an enchanting atmosphere. For the outdoor enthusiasts, the proximity to Kananaskis promises an array of recreational opportunities, ensuring a haven for those seeking adventure. Only a brief 12-minute drive to Diamond Valley adds the convenience of easy accessibility to all essential amenities. Considered a rare gem, this property is a must-see, but access requires permission, and showings necessitate the presence of the listing agent to truly appreciate the unique charm and tranquility it offers. Property is currently operating as an Airbnb/VRBO.</p> </div> </div> <div> <div>Inclusions:</div> <div>All chattels (AS IS) as seen during showings will be included in sale of property (except for the set of speakers in house, Ford dually, Mini pink quad)</div> <div>Property Listed By:</div> <div>SOTHEBY'S INTERNATIONAL REALTY CANADA</div> </div>				

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













