



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**288140 PARKINS Road, Rural Foothills County T0L 1K0**

MLS® #: **A2095526**

Area: **NONE**

Listing Date: **11/30/23**

List Price: **\$1,499,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

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

Year Built: **1999**  
Lot Information  
Lot Sz Ar: **786,693 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,632**  
Low Sqft:  
Ttl Sqft: **1,632**

DOM

**171**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.5 (2 1)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:  
Lot Feat: **Garden,Gentle Sloping,Irregular Lot,Landscaped,Pasture,Rolling Slope,See Remarks,Treed,Views**  
Park Feat: **Garage Door Opener,Heated Garage,Oversized,See Remarks,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Combination,In Floor,Fireplace(s),Forced Air,Natural Gas,Propane,Radiant,See Remarks,Wood,Wood Stove**  
Sewer: **Holding Tank,Mound Septic**  
Ext Feat: **Balcony,Garden,Other**

Construction: **Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
**See Remarks,Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Water Purifier,Water Softener,Window Coverings**  
Int Feat: **Ceiling Fan(s),Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**  
Utilities: **Electricity Paid For,Heating Paid For,Propane,See Remarks,Phone Paid For**

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`5" x 7`8"
Bedroom	Lower	17`6" x 21`7"
Dining Room	Main	11`1" x 16`3"
Living Room	Main	15`1" x 15`2"
Office	Main	13`10" x 9`11"

Room	Level	Dimensions
5pc Ensuite bath	Main	6`11" x 14`3"
Bedroom	Main	12`5" x 10`4"
Kitchen	Main	13`5" x 13`8"
Mud Room	Main	6`3" x 7`11"
Walk-In Closet	Main	9`11" x 5`9"

Bedroom - Primary  
Kitchenette  
Game Room

Main  
Lower  
Lower

17`4" x 18`9"  
4`6" x 10`1"  
27`8" x 33`7"

4pc Bathroom  
Family Room  
Furnace/Utility Room

Lower  
Lower  
Lower

5`4" x 11`4"  
19`10" x 17`11"  
11`11" x 9`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR**  
  
**0911423**

Remarks

Pub Rmks:

**Picturesque Acreage with Charming Walk-Out Bungalow, Gigantic 40'x80' Shop with Attached Barn, Triple attached Garage, 2 Drilled Water Wells and multiple Paddocks for keeping Animals are just a few of the Amazing Features of this Home. Escape to the serenity of rural living 10 minutes West of Millarville Hamlet! Nestled on 18 acres of pristine countryside, this haven is a perfect blend of rustic charm and modern amenities. Step into a cozy bungalow that exudes warmth and character with a mix of Radiant Heated Floors, Forced Air Furnace and Wood Stove to heat the house. The home features 3 bedrooms and 2 and Half bathrooms, providing comfort and tranquility. Vaulted Ceilings upstairs and 9 foot Ceilings in the Basement make this home feel spacious with Open Concept Living. A 3 sided Fireplace adds Ambiance to the connected Living Room and Dining Room. Enjoy the scenic views from every window and embrace the peaceful lifestyle this property offers. Indulge in the ultimate relaxation experience with a spa-like 5-piece ensuite and Immerse yourself in a deep soaking tub, enjoy the convenience of a separate shower, and appreciate the dual vanity sinks. Step outside the Master Bedroom or Kitchen onto your own private deck, a tranquil outdoor haven that extends your living space into the fresh air. Whether it's morning coffee with sunrise views or evening relaxation under the stars, this deck provides a perfect retreat. Laundry with 2 Piece Bathroom and Mud Room are just off the Triple Garage. Garage has Radiant heated epoxy floors and tall ceilings for added storage. Downstairs is Finished with a Gigantic 3rd bedroom, Family Room and Rec Room with space for a 2nd Kitchen for Rental purposes or In-Law suite. The property comes equipped with a spacious barn with stalls ideal for animal Lovers to house livestock or store equipment. Adjacent is a versatile shop space, perfect for tinkering, woodworking, or pursuing your favorite hobbies and big enough to store all your Equipment and Toys, Trailers, Vehicles, etc.! There is also a Heated Tack/Workshop with Loft inside the Shop. Multiple paddocks with watering stations grace the property, providing ample space for grazing and roaming. Whether you dream of having horses, goats, or other animals, this hobby farm is ready to accommodate your vision. Relish breathtaking sunrises and sunsets over the rolling hills and open fields including views of the Mountain Tops to the South West. The property's expansive landscape offers a canvas for your gardening aspirations, allowing you to create your own private oasis and is Fenced in to protect Vegetation from surrounding Wild Life. Access to major highways ensures that you're just a short drive away from town, making it a perfect retreat without sacrificing convenience. Seize the opportunity to embrace the rural lifestyle you've always dreamed of. Schedule a visit today and experience the charm of this property!**

Inclusions:  
Property Listed By:

**The Seller's are willing to sell other Equipment, Supplies, Appliances in and around the property upon successful negotiations  
RE/MAX FIRST**

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























