



THE
A-TEAM

**RE/MAX
FIRST**

8070 266 Avenue, Rural Foothills County T0L0X0

MLS® #: **A2096110**

Area: **NONE**

Listing Date: **12/05/23**

List Price: **\$1,800,000**

Status: **Active**

County: **Foothills County**

Change: **-\$145k, 10-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1998**

Lot Information

Lot Sz Ar: **198,198 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **3,647**
Low Sqft:
Ttl Sqft: **3,647**

DOM

166

Layout

Beds: **6 (2 4)**
Baths: **5.5 (5 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **3**

Back Yard,Fruit Trees/Shrub(s),Gazebo,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Many Trees,Meadow,Underground Sprinklers,Pasture,Paved,See Remarks,Treed,Views

Additional Parking,Driveway,Driveway,Electric Gate,Front Drive,Garage Door Opener,Garage Faces Front,Gated,Heated Garage,Insulated,Other,Outside,Quad or More Detached,RV Access/Parking,Triple Garage Attached

Utilities and Features

Roof: **Clay Tile**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Balcony,Courtyard,Garden,Other,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Disposal,Garage Control(s),Gas Range,Induction Cooktop,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Recreation Facilities,See Remarks,Separate Entrance,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`6" x 18`4"	2pc Bathroom	Main	6`11" x 9`5"
6pc Ensuite bath	Main	16`6" x 19`3"	Dining Room	Main	10`6" x 17`7"

Bonus Room	Main	13`8" x 11`2"	Foyer	Main	14`0" x 16`1"
Kitchen	Main	18`6" x 18`0"	Laundry	Main	15`5" x 17`0"
Laundry	Main	8`10" x 6`3"	Living Room	Main	21`6" x 18`4"
Nook	Main	7`11" x 10`0"	Bedroom	Main	12`0" x 11`2"
Bedroom - Primary	Main	14`8" x 21`2"	3pc Bathroom	Basement	5`6" x 10`4"
3pc Ensuite bath	Basement	4`11" x 12`5"	4pc Ensuite bath	Basement	7`8" x 10`7"
Other	Basement	8`7" x 7`2"	Bedroom	Basement	13`5" x 18`7"
Bedroom	Basement	12`0" x 15`9"	Game Room	Basement	43`3" x 33`11"
Storage	Basement	14`10" x 20`2"	Storage	Basement	7`5" x 9`11"
Storage	Basement	6`4" x 15`9"	Storage	Basement	4`6" x 7`8"
Furnace/Utility Room	Basement	16`11" x 18`5"	4pc Bathroom	Basement	5`0" x 8`1"
Bedroom	Basement	11`2" x 11`9"	Bedroom	Basement	13`7" x 11`4"
Dining Room	Basement	11`5" x 6`7"	Kitchen	Basement	11`2" x 8`0"
Living Room	Basement	17`0" x 23`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
Legal Desc: **0810362**

Remarks

Pub Rmks: **Appraisal included at \$ 2,280,000 price to sell at \$ 480,000 off, one of the largest bungalows you could dream of! Looking for country living with a 2 separate suites? Welcome to a distinguished Greek Revival-style and equestrian living. This captivating estate, newly updated and spanning over 4.5 acres, seamlessly blends luxury, functionality, and privacy in the heart of De Winton. Just a short drive from both Calgary and Okotoks, this idyllic location offers the tranquility of countryside living with convenient access to urban amenities. Immerse yourself in over 5,700 sq.ft. of total living space within this impeccably designed home, adorned with top-quality and high-end finishes throughout. Safety is paramount right from the moment you approach the property, where you'll find an entry gate with a newer motor and brackets, an intercom system with a gate camera, and outdoor LED lights for added security and aesthetics. The chef's kitchen is a masterpiece and the heart of the home, boasting not one, but two cooktops, including a Wolfe Gas and Thermador Induction Cooktops with downdraft. Luxury upgrades such as Miele appliances, a garbage compactor, quartz countertops, and glass backsplash are sure to please discerning homebuyers. Thoughtful kitchen design is evident with soft-closing drawers and a touchless kitchen faucet for ease of use. In the expansive primary bedroom, indulge in a lavish 6-piece ensuite featuring a Kohler shower system DTV digital interface, a large Whirlpool Hytec Brindisi bathtub with light and warming feature, Toto fixtures, bidet, and sinks—all complemented by in-floor heating and an Ortal vertical fireplace. Family time is centered in the living room where the high ceiling and Bose speakers make the room feel grand. Laundry convenience is ensured with upgraded Miele washer and dryer in the main level laundry room, along with an additional set in the garage—ideal for sporting or equestrian equipment. Explore the lower-level walkout, transformed into an entertainment haven with in-floor heating, space for a pool table (snooker size), a 3-piece steam shower, and wiring for sound. The lower-level bedrooms feature en-suites with Grohe plumbing fixtures, Toto sinks, and toilets. Included in this home is a newly renovated 2-bedroom, 900 sq.ft. apartment above the triple attached garage. This is great for providing additional living space, versatility, and income potential, it features its own kitchen, family room, laundry, and a 3-piece bathroom, opening onto two private decks. The property extends its offerings with a detached 1,100 sq.ft. workshop featuring in-floor heating, 2 bedrooms, a 4-piece bathroom, and a kitchen with stove and refrigerator. Adjacent stands a 1,100 sq.ft. barn with 2 horse stalls (room for more), a gas heater, water, and electricity. The meticulously designed grounds are cross-fenced into six paddocks with water stations for horses and adorned with over 230 mature trees, ensuring ultimate privacy.**

Inclusions: **front gate, green house, well, garbage compressor in kitchen, cameras, gazebo, 1 horse shed,**

Property Listed By: **TINK**

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











