



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**349062 TAMARACK Drive, Rural Foothills County T1S 5B8**

MLS® #: **A2098592**

Area: **NONE**

Listing Date: **01/02/24**

List Price: **\$1,248,499**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Foothills**

Finished Floor Area

**County**

Abv Sqft:

**1,992**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,992**

Lot Information

Lot Sz Ar:

**187,308 sqft**

Lot Shape:

DOM

**138**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Acreage with  
Residence,Bungalow**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Irregular Lot**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Composite Siding,Stone**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**None**

Int Feat:

**Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 14`5"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>10`9" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 11`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 6`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>66`6" x 11`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>11`11" x 9`1"</b>
<b>Great Room</b>	<b>Main</b>	<b>19`11" x 18`2"</b>	<b>Mud Room</b>	<b>Main</b>	<b>17`0" x 6`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 12`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 9`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR**

**0813562**

Remarks

Pub Rmks:

**Located just south of Calgary and east of Okotoks, this nearly 2000 square foot, Frontier Homes built bungalow located on over 4 acres of land with a south exposure is one property you don't want to miss. Highlights include hardwood floor, quartz countertops, custom kitchen cabinetry, a 27'6" x 26'9" oversized garage, three bedrooms on the main floor including the master featuring a large walk-in closet and a private 5' ensuite with dual sinks, soaker tub and separate shower. The open concept floor plan offers a large great room with a fireplace, dining area with sliding doors leading to the covered deck and a large kitchen island with breakfast eating bar. There is still plenty of time for a Buyer to have input on colours and selections to customize the decor to their style. Don't miss out, call today!**

Inclusions:  
Property Listed By:

**N/A**  
**CIR REALTY**

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



