



THE
A-TEAM

**RE/MAX
FIRST**

306060 24 Street, Rural Foothills County T1S 1A2

MLS® #: **A2101733**

Area: **NONE**

Listing Date: **01/15/24**

List Price: **\$1,650,000**

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: **2014**

Lot Information

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

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **3,255**
Low Sqft:
Ttl Sqft: **3,255**

DOM

125
Layout
Beds: **6 (5 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Acreage with Residence**

Parking

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

Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Garden, Landscaped, Level, Private Concrete Driveway, Gated, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached, Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Fire Pit, Garden, Private Yard**

Construction: **Composite Siding, Stone, Wood Frame**
Flooring: **Hardwood, Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Washer/Dryer, Window Coverings**
Int Feat: **Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Storage, 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>
Bedroom - Primary	Main	16`11" x 11`11"	Bedroom	Second	20`1" x 17`6"
Bedroom	Second	12`9" x 11`10"	Bedroom	Second	12`8" x 11`7"
Bedroom	Second	10`7" x 11`8"	Bedroom	Lower	16`7" x 10`9"
Office	Main	10`8" x 11`8"	Dining Room	Main	13`2" x 11`8"
Living Room	Main	12`7" x 14`8"	Kitchen	Main	15`2" x 11`8"

Breakfast Nook
Bonus Room
Exercise Room
2pc Bathroom
3pc Bathroom

Main
Second
Lower
Main
Lower

15`2" x 10`2"
14`7" x 24`1"
11`7" x 11`5"
3`0" x 7`11"
9`0" x 5`0"

Laundry
Game Room
5pc Ensuite bath
5pc Bathroom

Main
Lower
Main
Second

8`9" x 7`8"
28`8" x 35`6"
12`3" x 11`11"
8`11" x 7`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210772

Zoning:
CR

Remarks

Pub Rmks: Nestled amidst the picturesque landscape of Calgary's outskirts lies a hidden gem - a magnificent country acreage. This idyllic property offers access to modern amenities while providing the tranquility of a rural retreat. This remarkable acreage offers a coveted lifestyle surrounded by nature and spectacular mountain views, making it a haven for those who appreciate both luxury and functionality. At over 4500 sqft, this 6 bedroom layout with a main floor master and 4 bathrooms ensures ample of space for family and guests. Equipped with high-quality Jenn-Air appliances, the kitchen serves as the heart of the home. The 2 fireplaces provide warmth and ambiance during colder months, creating a cozy atmosphere to unwind and enjoy time with loved ones. The triple, oversized, heated garage with a workshop provides ample space for storage and toys, catering to the needs of car enthusiasts. A fire pit creates the perfect setting for cozy evenings under the stars. The well-maintained garden offers an oasis for relaxation, providing a space of respite amid natural beauty. Those with families will appreciate the estate's close proximity to the renowned Strathcona Tweedsmuir School. Known for it's exceptional education, it ensures your children receive a world-class education within a short distance from home. For those seeking outdoor recreational activities, the adjacent Calgary Polo Club offers an exclusive opportunity to witness the excitement of polo matches while enjoying the serene countryside. This special property presents a remarkable opportunity to enjoy a rural retreat within close proximity to Calgary & Okotoks and enjoy a truly exceptional living experience.

Inclusions:
Property Listed By:

N/A
The Agency Calgary

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









