



THE
A-TEAM

**RE/MAX
FIRST**

322110 304 Street, Rural Foothills County T0L 1K0

MLS® #: **A2101743**

Area: **NONE**

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

List Price: **\$2,299,900**

Status: **Active**

County: **Foothills County**

Change: **-\$99k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Foothills
County**

Finished Floor Area

Abv Sqft: **7,312**

Low Sqft:

Ttl Sqft: **7,312**

Year Built:

2021

Lot Information

Lot Sz Ar:

1,199,642 sqft

Lot Shape:

DOM

125

Layout

Beds: **7 (7)**

Baths: **5.0 (5 0)**

Style: **2 Storey, Acreage
with Residence**

Parking

Ttl Park: **4**

Garage Sz: **0**

Access:

Lot Feat:

Park Feat:

**Corner Lot, Dog Run Fenced In, Irregular Lot, Landscaped, Pasture, Private, See Remarks, Treed, Views
Additional Parking, Gravel Driveway, Off Street, Other, Parking Pad, RV Access/Parking, See Remarks**

Utilities and Features

Roof: **Metal, See Remarks**

Heating: **Boiler, Forced Air, Natural Gas, Radiant, See
Remarks**

Sewer: **Mound Septic, Septic Tank**

Ext Feat: **Dog Run, Fire Pit**

Construction:

Metal Frame, Metal Siding

Flooring:

Laminate

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing
Fixtures, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)**

Utilities: **Natural Gas Paid, Electricity Paid For, Water Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`1" x 12`6"
5pc Bathroom	Main	8`2" x 7`9"
5pc Ensuite bath	Main	9`10" x 11`10"
Bedroom	Main	10`1" x 13`7"
Dining Room	Main	14`6" x 8`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 9`10"
5pc Ensuite bath	Main	9`4" x 11`6"
Bedroom	Main	11`0" x 13`6"
Bedroom	Main	10`5" x 11`8"
Dining Room	Main	15`11" x 9`3"

Other	Main	62`5" x 25`6"	Kitchen	Main	14`1" x 15`5"
Kitchen	Main	11`7" x 13`7"	Bedroom	Upper	15`3" x 11`1"
Living Room	Main	26`1" x 17`3"	Living Room	Main	25`9" x 16`0"
Bedroom - Primary	Main	15`3" x 17`6"	Bedroom - Primary	Main	19`0" x 15`2"
Furnace/Utility Room	Main	11`7" x 10`0"	Bedroom	Upper	14`7" x 14`6"
Exercise Room	Upper	25`5" x 11`0"	Loft	Upper	19`3" x 26`2"
Loft	Upper	34`3" x 25`10"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A**
Legal Desc: **0612546**

Remarks

Pub Rmks: Discover your dream home with an assumable mortgage at 1.99% until May 2026 for approximately \$1.2 Million of the total Purchase Price! Located just 5 minutes west of the Millarville Hamlet and 30 minutes from South Calgary, this magnificent Barndominium-style residence offers over 7000 square feet of living space, combining comfort and elegance seamlessly. Sitting on 27.5 acres, you will enjoy breathtaking sunsets and panoramic views of the rocky mountains, trees, and wildlife from the comfort of your own home. Option to shave off 10 (+/-) Acres to subdivide and sell to another Lucky Homeowner that can be your neighbor if you want. Built in 2021, this beautiful home features two separate dwellings under one roof, with an incredible indoor 14x34 foot heated pool separating them. Perfect for use as a Bed and Breakfast or Rental Property. This is truly an Investor's dream! You can live on one side of the property while generating income by renting out the other side. Alternatively, it offers the option for Multi-Family Living! Your parents or grandparents can stay in the two-bedroom with loft, while your family enjoys the five-bedroom with loft. Barndominium's like this home also offer the capabilities to make changes to the design at any time. If you want to add more bedrooms/bathrooms on either side it can be easily constructed. Convert the Mezzanine into a Formal Office and if you don't want the Indoor Pool you can Convert it into an Indoor Garage. Whatever your needs are you can achieve them!!! Constructed with steel beam construction and low-maintenance metal siding, this home is an architectural marvel. Fall in love with its unique design and exquisite craftsmanship, making it truly one-of-a-kind. Upgraded insulation ensures warmth and coziness during the winter months, while radiant heat and two high-efficiency furnaces evenly distribute heat throughout the home. No expense was spared when it came to installing the mechanical components of this spectacular property. Included with the Purchase of this home is the same Steel Beam package to erect a oversized 30x42 foot Detached Garage/Shop. Both kitchens were designed with gourmet entertaining in mind, and the abundance of natural light that floods through the windows, reaching up to the 24-foot vaulted ceilings, creates a spacious and open floor plan. Indulge in the luxurious living experience offered by this seven-bedroom, five-bathroom masterpiece, with modern amenities and premium finishes throughout. An entertainer's dream, you can enjoy quadding around the property, host BBQs on the huge deck, relax by the fire bowl seating area, and have unforgettable family gatherings around the evening fire pit. It is truly remarkable to come across such an exceptional opportunity - a recently built residence of this magnitude, accompanied by an extensive plot of land, all at an astonishingly affordable price (Just over \$300/SQFT including Land Value). Come view today with your Favorite Realtor!

Inclusions: n/a
Property Listed By: **RE/MAX First**

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











