



THE
A-TEAM

**RE/MAX
FIRST**

146132 368 Street, Rural Foothills County T0K 0K0

MLS® #: **A2104179**

Area: **NONE**

Listing Date: **01/30/24**

List Price: **\$3,199,000**

Status: **Active**

County: **Foothills County**

Change: **-\$200k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2005**
Lot Information
Lot Sz Ar: **2,286,900 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,036**
Low Sqft:
Ttl Sqft: **4,036**

DOM

110
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **12**
Garage Sz: **4**

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Low Maintenance Landscape,Many Trees,Private,Secluded,Views,Wooded**

Park Feat: **Heated Garage,Quad or More Attached,Workshop in Garage**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air**

Sewer:
Ext Feat: **Barbecue,Courtyard,Dog Run,Fire Pit,Private Entrance,Private Yard,Rain Gutters,Storage,Tennis Court(s)**

Construction:

Stucco

Flooring:

Carpet,Ceramic Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Washer,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Sauna,See Remarks,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`6" x 17`6"
Living Room	Main	21`7" x 19`6"
Exercise Room	Main	22`11" x 21`9"
Game Room	Basement	35`9" x 23`11"
Game Room	Basement	35`4" x 13`4"
Laundry	Basement	5`8" x 2`8"

Room	Level	Dimensions
Dining Room	Main	17`6" x 10`11"
Den	Main	15`8" x 10`7"
Media Room	Basement	20`10" x 17`10"
Family Room	Basement	32`8" x 24`4"
Laundry	Main	8`8" x 6`2"
Furnace/Utility Room	Basement	14`11" x 10`11"

Furnace/Utility Room	Basement	13`2" x 6`6"	Cold Room/Cellar	Basement	9`5" x 5`6"
Mud Room	Main	12`5" x 7`2"	Mud Room	Main	8`8" x 7`9"
Sauna	Main	6`4" x 4`11"	Bedroom - Primary	Main	20`5" x 19`7"
Bedroom	Main	13`6" x 12`6"	Bedroom	Main	12`7" x 12`5"
Bedroom	Basement	11`11" x 11`7"	Bedroom	Basement	11`7" x 11`7"
2pc Bathroom	Main	8`11" x 3`2"	3pc Bathroom	Basement	11`11" x 4`11"
5pc Ensuite bath	Main	13`7" x 6`4"	6pc Ensuite bath	Main	19`8" x 11`4"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		A			
Legal Desc:		Remarks			
0411817					
Pub Rmks:		<p>Discover a sanctuary where seclusion meets luxury—your own private estate sprawling across 50 acres of Alberta's pristine wilderness, mere moments from the world-famous Kananaskis and the quaint, amenity-rich Bragg Creek. Imagine residing in the heart of nature, enveloped by towering aspens and fir trees, with exclusive trails for exploring your vast domain, yet remaining within an effortless 45-minute drive to Calgary International Airport and only 30 minutes to downtown Calgary. This architectural gem, extending over 7,600 square feet, blends modern sophistication with an unparalleled natural setting. Step inside this custom-built, five-bedroom bungalow and be greeted by awe-inspiring views of lush forests through expansive windows that encase the open living area. The state-of-the-art kitchen boasts Sub-Zero and Viking appliances, a walk-in pantry, and an inviting center island, flowing seamlessly into the dining and living spaces warmed by a wood-burning fireplace with a gas starter. The wrap-around terrace, accessible via large sliding glass doors, is more than an outdoor area—it is a continuation of your living space where dining and relaxing merge with the sounds of nature. The Primary suite offers a serene escape with panoramic views and an en-suite that rivals any spa, complete with a soaker tub, glass-encased shower, and direct access to the sauna and gym. Additional luxuries include a home office with private outdoor access, a lower level designed for entertainment with a wet bar, theater room, and sports pad, as well as outdoor amenities like a full-size sports court and seasonal skating rink beneath stadium lights. Functional elegance isn't sacrificed with ample space thoughtfully designed for parking, toys, and pets: a 4-car/QUAD heated garage, dog run & dog-room, a mud room with lockers, main-floor laundry room with sink, room for numerous guest-parking including an RV & a private gated driveway. This retreat not only promises a life of tranquil privacy but also keeps you connected to high-end shopping, dining, and outdoor adventures in nearby Banff and Canmore. Embrace the luxury of space and nature's majesty, all within reach of urban conveniences and just 30 minutes from Calgary. This property isn't just a home; it's a lifestyle, awaiting those who dare to wander and dream big.</p>			
Inclusions:		Volleyball/Tennis/Basketball Nets & Poles, Hockey boards, Wooden Adirondack Chairs Around Fire Pit, BBQ, Outdoor Kitchen Table with Matching Chairs, Equipment Shed, Golf Netting in Rec Room, Stainless Bar with Stools in Rec Room, & Gate			
Property Listed By:		Coldwell Banker Mountain Central			
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123					











