



THE
A-TEAM

**RE/MAX
FIRST**

16 PINEHURST Drive, Rural Foothills County T1S 4J3

MLS® #: **A2105084**

Area: **Pinehurst**

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

List Price: **\$3,349,999**

Status: **Active**

County: **Foothills County**

Change: **-\$50k, 07-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2006**

Lot Information

Lot Sz Ar: **51,836 sqft**
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac, Environmental Reserve, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Trees, Underground Sprinklers, Other, Private, Secluded, See Remarks, Views**
Park Feat: **Driveway, Heated Garage, Other, Oversized, Quad or More Attached**

DOM

108
Layout
Beds: **6 (4 2)**
Baths: **6.5 (5 3)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **8**
Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler, High Efficiency, In Floor, Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Built-in Barbecue, Lighting, Other, Outdoor Kitchen, Private Yard**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source: **Co-operative, See Remarks**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Central Air Conditioner, Dryer, Freezer, Garage Control(s), Gas Range, Instant Hot Water, Microwave, Refrigerator, Warming Drawer, Washer, Window Coverings**

Int Feat: **Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
1pc Bathroom	Main	7`11" x 6`4"
2pc Bathroom	Main	3`4" x 9`4"
Den	Main	12`0" x 9`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`5" x 6`4"
Other	Main	10`0" x 46`4"
Dining Room	Main	24`6" x 24`2"

Family Room	Main	20`11" x 26`2"
Laundry	Main	9`5" x 21`2"
Other	Main	30`1" x 17`1"
Library	Main	24`9" x 20`4"
5pc Bathroom	Second	12`2" x 9`7"
Balcony	Second	9`9" x 7`5"
Bedroom	Second	11`7" x 11`0"
Loft	Second	24`9" x 6`3"
Bedroom - Primary	Second	19`8" x 20`5"
4pc Ensuite bath	Basement	4`11" x 8`8"
Bedroom	Basement	13`1" x 11`11"
Exercise Room	Basement	14`8" x 13`4"
Game Room	Basement	32`7" x 62`4"
Media Room	Basement	17`0" x 21`9"
Furnace/Utility Room	Basement	4`4" x 12`1"
Other	Main	24`4" x 53`11"

Kitchen	Main	17`0" x 20`0"
Other	Main	15`2" x 17`9"
Storage	Main	13`0" x 7`3"
4pc Ensuite bath	Second	7`9" x 4`11"
6pc Ensuite bath	Second	16`7" x 22`2"
Bedroom	Second	11`3" x 14`9"
Bedroom	Second	11`3" x 14`9"
Loft	Second	15`11" x 11`1"
3pc Bathroom	Basement	10`8" x 7`4"
Other	Basement	10`3" x 13`5"
Bedroom	Basement	16`10" x 11`3"
Other	Basement	14`5" x 54`4"
Storage	Basement	4`8" x 8`8"
Furnace/Utility Room	Basement	21`3" x 12`8"
Furnace/Utility Room	Basement	10`4" x 11`11"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	RC
Legal Desc:	0213321

Remarks

Pub Rmks:

Escape to your dream home just a quick 25-minute drive from downtown nestled in the serene enclave of Pinehurst! This custom-built masterpiece offers an unparalleled location. Set on 1.9 acres bordered by environmental reserve, this exclusive retreat boasts endless opportunities for outdoor relaxation/entertainment. Relax, entertain, BBQ, hot tub, fires & play games! The huge driveway & 4 car HEATED/finished garage is perfect for ALL your cars/toys! As you enter through the solid FIR front door, architectural marvels greet you at every turn. From the curved open staircase w/cherry-stained handrail to the vaulted ceilings & floor-to-ceiling windows, every detail exudes luxury & elegance. Wide plank cherry hardwood floors flow seamlessly throughout the main level, where multiple living areas seamlessly blend indoor comfort with the beauty of the outdoors. This home offers 10,566 sq ft of space. Everyone (& everything) will have its perfect place! Need loads of bedrooms? This home has six. Plus 7 bathrooms! The heart of the home, the kitchen, is a chef's delight, equipped w/top-of-the-line stainless steel appliances, granite counters + convenient pot filler. Enjoy easy outdoor access to wraparound multi-tiered deck, complete w/outdoor kitchen & fireplace, ideal for al fresco dining/entertaining. Main floor laundry/mud room & butler's pantry! The magic continues on upper level, where the primary bedroom serves as a true sanctuary! HW floors, vaulted ceiling & balcony overlooking the pool create an "oasis of relaxation". Unwind in luxurious 5-piece ensuite bath w/steam shower or retreat to your private deck for quiet contemplation. The other 3 bedrooms are perfectly located on the other side of this floor. One offers a 4-piece ensuite. Two other bedrooms share Jack & Jill bath. Homework/hangout space featuring a cozy fireplace. Enjoy the AMAZING outdoor view as you head down to the walkout basement. This space was DESIGNED for entertainment - featuring a family room/games room/bar area/theatre room/gym. Two additional bedrooms. Living in this exceptional home offers a lifestyle like no other! INDOOR Saltwater POOL?! NO chlorine smell. Pool room is sealed & HVAC is independent of the house! Advanced automatic safety cover. Multiple fireplaces & office spaces for remote work. 3 steam showers. In floor heat w/multiple zones. Dual coil hot water heater. Maintenance free concrete decks. Irrigation system. Invisible pet fence borders the entire property! Top-of-the-line features including AdvanTex septic system- every detail has been meticulously crafted for comfort & convenience. Walk through the home using 3D tour - or choose to experience this unparalleled home & location firsthand - by booking showing today! With groceries & retail just 7 mins away, you'll enjoy the perfect balance of tranquility & accessibility. You truly have to see it - to believe a location - & a HOUSE like this - is available...SO close to Calgary.

Inclusions:

Dishwasher x2 (Bar & Kitchen), Custom Cushions for all Built in Seating, In Island Steamer, Speakers in Ceiling/Sound System, Outdoor Decor Lighting, Hot Tub "as-is", Pool Equipment/Maintenance Items/Toys/Plants/Decor/Furniture in Pool Area Only, Outdoor Built in BBQ/Fridge/Stove, TV Brackets, Garage-Built in Racking/Cabinets, Freezer in Garage (1), Refrigerator in Garage, Home Theatre (Screen/Curtains/Speakers/Projector/Equipment, Security Equipment without Monthly Contract, Humidifiers (3), Water Softener "as-is"

Property Listed By:

Royal LePage Benchmark

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











