



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**242036 96 Street, Rural Foothills County T0X0L0**

MLS® #: **A2106203**

Area: **NONE**

Listing Date: **05/17/24**

List Price: **\$3,500,000**

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: **2016**

Finished Floor Area  
Abv Sqft: **5,873**  
Low Sqft:  
Ttl Sqft: **5,873**

DOM

**42**  
Layout  
Beds: **4 (2 2)**  
Baths: **3.5 (3 1)**  
Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **231,739 sqft**  
Lot Shape:

Parking

Ttl Park: **15**  
Garage Sz: **4**

Access:

Lot Feat: **Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Landscaped, Many Trees, Private, Treed, Views**

Park Feat: **220 Volt Wiring, Concrete Driveway, Electric Gate, Front Drive, Garage Door Opener, Gated, Heated Garage, Insulated, Oversized, Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle, Rubber**  
Heating: **Boiler, High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Zoned**  
Sewer: **Septic Field**  
Ext Feat: **Barbecue, BBQ gas line, Courtyard, Garden, Lighting, Private Entrance, Rain Gutters, Storage**

Construction: **Brick, Stone, Stucco**  
Flooring: **Carpet, Hardwood, Marble, Tile**  
Water Source: **Cistern, Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Humidifier, Oven, Washer, Water Softener, Window Coverings, Wine Refrigerator**

Int Feat: **Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`4" x 7`7"	5pc Ensuite bath	Main	12`10" x 16`6"
Dining Room	Main	12`9" x 16`6"	Foyer	Main	7`8" x 28`3"
Great Room	Main	38`8" x 28`10"	Kitchen	Main	20`2" x 16`6"
Living Room	Main	23`8" x 24`0"	Mud Room	Main	15`7" x 15`1"

<b>Office</b>	<b>Main</b>	<b>16`10" x 21`10"</b>	<b>Pantry</b>	<b>Main</b>	<b>7`1" x 6`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`11" x 15`3"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>9`0" x 16`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>45`9" x 29`0"</b>	<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>8`0" x 11`5"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>14`8" x 8`2"</b>	<b>Other</b>	<b>Basement</b>	<b>7`1" x 8`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`0" x 18`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>17`7" x 17`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 14`1"</b>	<b>Exercise Room</b>	<b>Main</b>	<b>11`10" x 15`1"</b>
<b>Game Room</b>	<b>Main</b>	<b>30`6" x 24`8"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`5" x 58`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`11" x 6`3"</b>	<b>Loft</b>	<b>Main</b>	<b>30`8" x 31`10"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1410482**

Zoning: **CRA**

Remarks

Pub Rmks: **Seldom do you find such an exquisite property with this level of craftsmanship and grandeur. This JayWest custom-built luxury bungalow, perched atop 5 acres in the rolling Foothills of Southern Alberta, is perfect for a discerning couple who enjoys entertaining and desires space for grandkids, extended family, or adult children. Located just a 10-minute drive from South Calgary and minutes from Okotoks, this estate offers both privacy and proximity to amenities like the South Campus Hospital, shopping, restaurants, a movie theatre, and top golf courses. This 8,700-square-foot home showcases distinguished craftsmanship with the Viceroy Building Package, featuring kiln-dried lumber and the highest quality materials. A 2,700-square-foot detached shop with mezzanine, large overhead doors, power, and a massive steel beam further highlights the exceptional build quality. Upon entry, the incredible front foyer flows seamlessly into the main floor, where you'll notice Italian 24x24 tiles, custom millwork, and dramatic vaulted ceilings. The great room, the heart of the home, features floor-to-ceiling windows with stunning views of the Foothills landscape. A cozy bonus room overlooking the great room is perfect for relaxing with a book or a nightcap. The kitchen boasts top-of-the-line millwork and stone, along with premium appliances, including two Miele dishwashers, a Wolf gas cook-top, a Miele cappuccino machine, a Sub-Zero fridge/freezer combo, and a Miele steam oven. Adjacent to the kitchen, an outdoor living area with a wood-burning fireplace and a back deck with picturesque views w/ hot tub provide ideal spaces for entertaining and relaxation. The primary retreat features vaulted ceilings, a gas fireplace, a private deck, custom built-ins in the walk-in closet, and a luxurious spa-like en-suite. The main level also includes a versatile study and games room that could host events, poker nights, or be converted into an indoor swimming pool. The lower level includes three large bedrooms, one with a private en-suite, perfect for guests or adult children. A custom wet bar, gym area, and a luxuriously finished bathroom with double vanities and a full tile shower complete this level. Above the large quad garage, a massive studio area offers versatile space for a yoga studio, movie room, mother-in-law suite, or art studio. The high-end mechanical room, valued at over \$200,000, features an efficient air exchange system with independent zones, in-floor heat, multiple boilers, an air purification system, and RO water filtration & softener, ensuring top-tier comfort and functionality throughout the home. This estate must be seen in person to appreciate its marvel. Book your private tour today.**

Inclusions: **Wolf Hood Fan, Wolf Gas Range, SubZero Fridge, 2x Miele Capo Machine, Built in Microwave Steamer**  
 Property Listed By: **Real Broker**

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











