



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17177 306 Avenue #100A, Rural Foothills County T1S 1A2**

MLS® #: **A2106505**

Area: **NONE**

Listing Date: **02/06/24**

List Price: **\$1,475,000**

Status: **Active**

County: **Foothills County**

Change: **-\$53k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills**  
County: **County**  
Year Built: **1963**

Lot Information

Lot Sz Ar: **159,865 sqft**  
Lot Shape:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,580**  
Low Sqft:  
Ttl Sqft: **2,580**

DOM

**103**

Layout

Beds: **7 (3 4 )**  
Baths: **4.0 (4 0)**  
Style: **Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Utilities and Features

Roof: **See Remarks**  
Heating: **Forced Air**  
Sewer: **Other**  
Ext Feat: **Other**

Construction: **See Remarks**  
Flooring: **Carpet, Hardwood, Tile**  
Water Source: **See Remarks**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Main	0`0" x 0`0"	3pc Bathroom	Lower	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Lower	12`0" x 12`0"	Bedroom	Lower	9`10" x 11`5"
Family Room	Lower	19`6" x 13`1"	Bedroom	Main	10`6" x 13`2"
Mud Room	Main	4`6" x 6`10"	Kitchen	Main	9`8" x 10`8"
Dining Room	Main	13`2" x 13`11"	Family Room	Main	12`5" x 24`7"
Bedroom	Lower	12`0" x 13`7"	Bedroom	Lower	11`5" x 11`5"
Bedroom	Main	12`5" x 14`1"	Bedroom - Primary	Main	16`0" x 16`11"
Laundry	Main	5`2" x 6`0"	Living Room	Main	15`11" x 24`8"
Breakfast Nook	Main	6`10" x 7`8"	Entrance	Main	6`11" x 15`4"
Legal/Tax/Financial					

Title:	Zoning:
<b>Fee Simple</b>	<b>CRES</b>
Legal Desc:	

## Remarks

Pub Rmks:	<p>Click brochure link for more information** Okotoks Acreage with Two Bedroom LEGAL Suite. PRIME location 3.67 acres 4 min. north of Okotoks, quick 8 min. easy access to Calgary. Large two-bedroom LEGAL suite creates numerous possibilities Approx. 2600 sq ft freshly painted bungalow welcomes you with stamped concrete and extensive brick work to double oak doors that bring you into a large foyer (7' X 15'6") with skylight. Straight ahead you will see through a huge great room (16' X 24'6") and dining area (13' X 13'10") to expansive windows that take in the lovely country view. Ash hardwood with walnut inlay warm this area as well as a wood burning fireplace with insert plumbed to heating ducts that share the heat with the rest of the home. Dining area features decorative ceiling, corner -built ins and butler door that swings into the kitchen. Oak cabinetry, gas range, large BRAND NEW 5' built in fridge/freezer unit and desk complete this space. Large master bedroom (16' X 16'9") with 5 pc ensuite, walk in closet and large picture window. The 2nd and 3rd bedrooms are generous as well, both with walk in closets and large picture windows so you can enjoy the horses in the pasture. The den/family room is rich with cherry wood feature wall, a second wood burning fireplace and built ins. Patio doors lead to a well sized deck with a power awning. Beautiful smooth ceilings through out. All doors on the main floor are solid wood and the walls are double drywalled to give this home a well built and comfortable feeling. The attached garage is an oversized double, and the property is fenced for horses. The water quality is very good. The lower walk out level is complete with a beautiful oversized 2- bedroom LEGAL suite with private laundry, entrance, patio and parking. In addition to this there is another 2 bedrooms, bathroom and entertainment area. (This can also be used as a second 2- bedroom illegal suite.) This home totals approx. 5200 sq ft and is an amazing opportunity.</p>
Inclusions:	Call Seller directly
Property Listed By:	Honestdoor Inc.

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

















