



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**336276 223 Avenue, Rural Foothills County T0L 0K0**

MLS® #: **A2107108**

Area: **Antler Ridge**

Listing Date: **02/09/24**

List Price: **\$1,400,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Foothills  
County**

Finished Floor Area

Abv Sqft: **3,736**

Low Sqft:

Ttl Sqft: **3,736**

Year Built:

**2010**

Lot Information

Lot Sz Ar:

**152,895 sqft**

Lot Shape:

DOM

**100**

Layout

Beds:

**6 (4 2 )**

Baths:

**5.5 (5 1)**

Style:

**2 Storey,Acreage  
with Residence**

Parking

Ttl Park:

**6**

Garage Sz:

**6**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Landscaped,Rectangular Lot,Wooded  
Double Garage Attached,Garage Door Opener,Garage Faces Front,Gravel Driveway**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural  
Gas,Other,Wood,Wood Stove**

Sewer: **Mound Septic,Septic Tank**

Ext Feat: **Fire Pit**

Construction:

**Log**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

**Well**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Washer**

Int Feat: **Beamed Ceilings,Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,See Remarks,Storage,Vaulted  
Ceiling(s),Walk-In Closet(s)**

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

Room Information

Room

**Living Room**

**Dining Room**

**Bedroom**

Level

**Main**

**Main**

**Main**

Dimensions

**27`5" x 19`3"**

**17`8" x 14`8"**

**13`6" x 11`0"**

Room

**Kitchen**

**Bedroom**

**Foyer**

Level

**Main**

**Main**

**Main**

Dimensions

**15`10" x 13`4"**

**13`11" x 10`10"**

**14`2" x 7`11"**

Laundry	Main	12`1" x 8`3"	Mud Room	Main	10`4" x 5`10"
Bedroom - Primary	Upper	19`1" x 18`0"	Bedroom	Upper	18`2" x 12`8"
Loft	Upper	19`5" x 14`0"	Other	Upper	14`0" x 9`5"
Family Room	Lower	41`0" x 15`4"	Bedroom	Lower	15`0" x 14`5"
Bedroom	Lower	13`6" x 12`9"	Other	Lower	17`5" x 12`0"
2pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Main	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Lower	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **CR**

Legal Desc: **9311771**

Remarks

Pub Rmks: **Set in the heart of the most scenic countryside in Alberta and just a 10 minute drive from the hamlet of Bragg Creek, this beautiful log home takes full advantage of its setting, with a verandah spanning the front of the home, a deck, a full walk-out patio spanning the back, balconies off the master bedroom and the "sister master" overlooking the rear, and a prow in the great room with two and a half-story windows looking out to the meadow. With over 5400 total sq. ft., the rooms in this large family home are spacious, even with 6 bedrooms and 5.5 baths. Hardwood floors cover the main living areas, The kitchen features a large center island, granite tops, and stainless steel appliances. The bright walk-out level has a large recreation area, an exercise area, as well as 2 bedrooms. This incredible log home has been made even more so with the entire exterior being completely refinished and re-stained. Note: seller has approval from Foothills M.D. to build a 1600 sq. ft. outbuilding/shop. As well, although there is no fireplace, it has been designed and can be added. The sellers offer parts of the home as an 'Airbnb' on a part time basis, generating close to six figures in income since the beginning of 2017. This home offers luxury, privacy, a great floor plan, and spectacular views. Check out our video tour of the property as well as the 3-D tour.**

Inclusions: **None**  
Property Listed By: **MaxWell Canyon Creek**

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

































