



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**386054 48 Street, Rural Foothills County T1S 1A1**

MLS® #: **A2112684**

Area: **NONE**

Listing Date: **03/12/24**

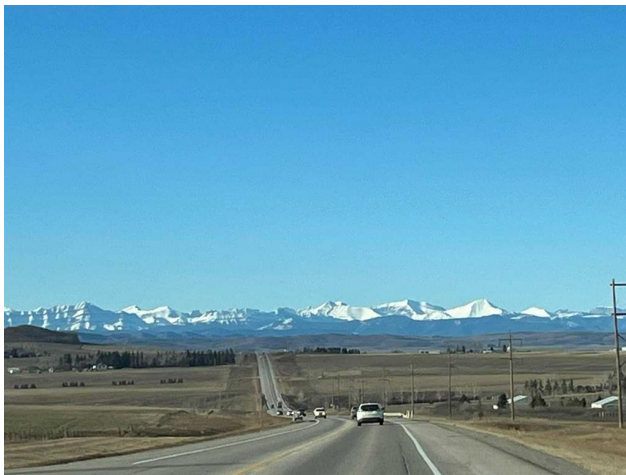
List Price: **\$1,950,000**

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: **1983**

Lot Information

Lot Sz Ar: **6,272,640 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Corner Lot,Dog Run Fenced In,Farm,Front Yard,Garden,Gentle Sloping,Native Plants,Other,See Remarks  
Double Garage Attached,Quad or More Detached,RV Access/Parking,Triple Garage Detached**

DOM

**68**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**  
Garage Sz: **10**

Utilities and Features

Roof: **Metal**  
Heating: **Forced Air,Natural Gas,Wood,Wood Stove**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Garden,Kennel,Other,Rain Barrel/Cistern(s)**

Construction: **Composite Siding,Wood Frame**  
Flooring: **Cork,Laminate,Tile**  
Water Source: **Cistern,Drinking Water,See Remarks,Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Jetted Tub,Laminate Counters,No Smoking Home,Open Floorplan,See Remarks**  
Utilities: **Cable Internet Access,Electricity Connected,Natural Gas Connected,Phone Connected,Satellite Internet Available,Underground Utilities,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 13`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`5" x 12`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`11" x 11`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 11`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`7" x 10`10"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>11`3" x 6`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`7" x 14`8"</b>

4pc Bathroom  
Bedroom  
3pc Bathroom

Main  
Lower  
Main

0`0" x 0`0"  
10`2" x 12`11"  
0`0" x 0`0"

Bedroom  
Game Room

Main  
Lower

10`6" x 9`11"  
33`3" x 13`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**A**

Remarks

Pub Rmks: Located 2 miles SW of the new Okotoks limits and bordering #7 highway, this generational farm near the Big Rock Erratic is now available, being purchased from CP Rail in 1905. 144 +/- acres of totally useable land, prime soil & an excellent location for country living close to a major centre. It has hosted many aspects of farming over the past 1¼ centuries, with current income derived from quality hay sales, a 10-acre Colorado Spruce tree nursery with hundreds of mature trees, landscaping quartz rocks from the same erratic movement as Big Rock & sales of much desired aged barn wood. Starter trees are available on site to continue nursery expansion if desired. Multiple opportunities await from small animal husbandry to whatever your dream business might entail. Tired of working but want country living? Local entrepreneurs will custom cut your hay or move your trees. Sit back & watch the work being done! Two accesses give entrance to the fields/nursery without traffic come through your yard. A ranch style 1625 sq. ft. bungalow(built 1983) an attached, insulated oversized double garage with workshop area. The home's exterior was upgraded (2018-19) with extra insulation, Hardie Board siding accented with glacier rock, triple pane windows and exterior doors. The extra wide roof overhang operates as passive solar, keeping your home warmer in the winter & cooler in the summer. Stepping inside you'll find a sizable kitchen with eating area & full dining room. Both feature large windows allowing light & view for you to enjoy the countryside. The living room showcases a bay picture window with another breathtaking panorama of incredible landscape. The back entry has a large mudroom, 3 pc bathroom and laundry area. The main floor also hosts 3 bedrooms/ office space, including the master bedroom with a 4-pc cheater bathroom. Recent interior renovations include all new cordless roll-up blinds (some with remotes). Lights are LED including all pot lights up and down. The fully finished basement includes large windows, a massive rec room, 2 more bedrooms, a 3pc bathroom, large cold room and abundant storage space. A 32X40X14 insulated workshop (built in 1996) with 110 and 220 power, cement flooring, & a mezzanine, is heated by radiant heat. A 36X70X16 (built in 2017) cold storage shed with 3 high roll-up doors provides enclosed locked storage for all your expensive equipment, large trucks, antique vehicles. Rows of shelterbelt trees enhance the beauty of the farmyard, provide privacy, reduces highway noise, blocks wind & snow & provides summer raspberries & saskatoons! In the back yard, you'll find your own private park-like oasis. A gardener's delight spans large garden areas and an orchard with fruit trees & berries. Flower beds enhance the area and a 14X21 foot greenhouse (with water) protects those delicate plants. A cement pad with built in fire pit for family gatherings. 2 wells, 8gpm, 1 gpm + cistern. Good drinking water. 2 hydrants & 2 water lines provides easy watering.

Inclusions:  
Property Listed By:

n/a  
CIR Realty

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





















Little Rock Farm - Foothills, AB



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