



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**322026 64 Street, Rural Foothills County T1S 3V1**

MLS® #: **A2114446**

Area: **NONE**

Listing Date: **03/13/24**

List Price: **\$1,299,900**

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: **2007**  
Lot Information  
Lot Sz Ar: **228,254 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,417**  
Low Sqft:  
Ttl Sqft: **2,417**

DOM

**67**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **10**  
Garage Sz: **6**

Access:  
Lot Feat:  
Park Feat:

**Back Yard, Corners Marked, Dog Run Fenced In, Front Yard, Gentle Sloping, Rectangular Lot Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Off Street, Outside, Oversized, Quad or More Detached, RV Access/Parking**

Utilities and Features

Roof: **Metal**  
Heating: **In Floor, Forced Air, Propane, Wood Stove**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **Dog Run, Private Entrance, Storage**

Construction: **Metal Siding**  
Flooring: **Concrete**  
Water Source: **Drinking Water, Private, Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings**  
Int Feat: **High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Storage**  
Utilities: **Electricity Connected, Electricity Paid For, Propane**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>23`0" x 11`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Family Room</b>	<b>Main</b>	<b>23`5" x 23`1"</b>
<b>Den</b>	<b>Second</b>	<b>13`8" x 7`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>17`0" x 10`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>23`0" x 17`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>22`1" x 17`10"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0311198**

Zoning:  
**CR**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY April 21 ST. :12:30 to 3:00 PM. :NEWLY DEVELOPED 5.24 acres (Bring your Horses)in 2020, with STUNNING MOUNTAIN VIEWS;Minutes to City Limits & South Campus Hospital; Paved access Road to Hwy. 2;WALK-OUT BASEMENT,40 X 60 X 18 High SHOP with 16 Ft. Front and Back Doors (One Motor Operated)and Roughed-in HYDRONIC In-floor heating.TWO wells ,New one with In-well Technology (Downhole pump,and pressure tank,& hydrant near well),with direct water into home by 8 Ft. buried line and extra large 8 Ft. deep septic tank.Newly installed Fortis Power Poles with high capacity transformer. SIX Deck/balconies & separate child/Pet enclosure with( McLean Glass & Aluminum Railing).Currently Independant Owned Propane Fuel tanks professionally installed.(ALSO NATURAL GAS to PROPERTY LINE).New Lennox Furnace ,TWO Catalytic Blaze King Fireplaces,Home on all THREE levels has HYDRONIC(Food grade Glycol) in floor heat with Tamas Heat Exchanger. Large Main floor bedroom ,with access to TWO Balconies ,Free standing fireplace,and sitting area . Two full bathrooms on main level . Dining/Livingroom with LOTS of Big Windows with BREATH TAKING MOUNTAIN VIEWS ,and double french doors to covered balcony (Incredible Mountain views).HUGE main floor Familyroom with sliding doors to large Balcony to enjoy spending the afternoon grilling or capturing picturesque sundowns over the Rockies . Huge second floor master bedroom with En-suite bathroom,large den. Massive to grade Walk-out basement ,high ceilings,Blaze King Fireplace , access door to covered patio. Recycled Asphalt on driveway.**

Inclusions:  
Property Listed By: **60 Glass Blocks,THREE Propane Tanks .  
RE/MAX House of Real Estate**

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













