



THE
A-TEAM

**RE/MAX
FIRST**

32087 393 Avenue, Rural Foothills County T1S 1A1

MLS® #: **A2115970**

Area: **NONE**

Listing Date: **03/22/24**

List Price: **\$1,080,000**

Status: **Active**

County: **Foothills County**

Change: **-\$20k, 18-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2001**
Lot Information
Lot Sz Ar: **149,410 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,612**
Low Sqft:
Ttl Sqft: **1,612**

DOM

58
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Lawn,No Neighbours Behind,Many Trees,Private,Sloped,Views
Garage Door Opener,Garage Faces Front,Gravel Driveway,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Yard,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Linoleum,Tile**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,Jetted Tub,Kitchen Island,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	13`7" x 6`11"
Dining Room	Main	14`0" x 10`0"
Nook	Main	8`0" x 7`5"
Bedroom	Main	12`11" x 11`1"
Family Room	Basement	32`6" x 25`6"
Furnace/Utility Room	Basement	15`0" x 7`0"

Room	Level	Dimensions
Kitchen	Main	14`0" x 13`0"
Living Room	Main	18`6" x 14`6"
Bedroom - Primary	Main	17`6" x 11`11"
Bedroom	Basement	11`7" x 9`7"
Storage	Basement	10`5" x 4`9"
4pc Bathroom	Main	12`4" x 6`0"

5pc Ensuite bath	Main	11`1" x 9`11"	3pc Bathroom Legal/Tax/Financial	Basement	10`4" x 6`10"
Title: Fee Simple Legal Desc:		Zoning: CR			
	0010595		Remarks		
Pub Rmks:	Welcome to this lovely 3 bedroom, 3 bathroom, Air conditioned, walkout bungalow situated on 3.43 acres, just 3 minutes south of Okotoks. This property features awesome views, a Massive deck, lots of trees and a huge 3 car garage with high ceilings. As you enter into the home you are wowed by the vaulted ceilings, abundance of natural light and gorgeous hardwood floors. There is a large living room with gas fireplace which has built in shelving either side - a great place to relax after a long day and enjoy the far reaching views. Entertain in the dining area or step out onto the huge deck for a BBQ. The kitchen features stainless steel appliances, a central island with raised eating bar and lots of counter space. There is a great space to put a desk, perfect for anyone working from home. On this level are 2 spacious bedrooms, the master is huge and features doors on to the deck, a large walk in closet and a 5 piece ensuite with jetted soaker tub and oversized shower. The other bedroom is a good size & has a large window overlooking the trees at the rear of the property. Completing this level is a laundry/mudroom with a sink and a 4 piece family bathroom with large vanity. In the fully finished walkout basement is a massive family/games room with in floor heating and lots of natural light. There is another spacious bedroom and a 3 piece bathroom with a huge tiled shower and vanity with granite counter. The oversized triple garage has a gas rough in for a future heater, high ceilings and workbenches. There is a rear deck and a perfect firepit area, sit and relax and enjoy your treed view at the rear of the property or sit out on that massive front deck and enjoy the far reaching views. This property is so convenient for all the amenities that Okotoks has to offer. View 3D tour/virtual tour and then book your showing.				
Inclusions: Property Listed By:	metal container (sea can) negotiable RE/MAX First				

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











