



THE
A-TEAM

**RE/MAX
FIRST**

386242 2 Street, Rural Foothills County T1S 6C5

MLS® #: **A2116252**

Area: **NONE**

Listing Date: **03/25/24**

List Price: **\$1,145,000**

Status: **Active**

County: **Foothills County**

Change: **-\$50k, 11-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2002**

Lot Information

Lot Sz Ar: **133,729 sqft**
Lot Shape: **91.63 x 135.64**

Access:
Lot Feat:
Park Feat:

Cleared,Corner Lot,Gentle Sloping
Double Garage Attached,Quad or More Detached

Finished Floor Area

Abv Sqft: **1,500**
Low Sqft:
Ttl Sqft: **1,500**

DOM

55

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
Garage Sz: **6**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas,Solar**
Sewer: **Septic Field,Septic System**
Ext Feat: **Awning(s),Barbecue,Gas Grill**

Construction: **Composite Siding,Stone,Vinyl Siding,Wood Frame**

Flooring: **Ceramic Tile,Linoleum,Vinyl Plank**

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,See Remarks,Skylight(s),Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`0" x 12`2"	Kitchen	Main	15`4" x 12`0"
Dining Room	Main	10`0" x 10`0"	Bedroom - Primary	Main	12`0" x 11`6"
5pc Ensuite bath	Main	10`5" x 9`0"	Bedroom	Main	11`5" x 9`6"

Bedroom	Main	11`5" x 9`7"	Foyer	Main	7`0" x 7`0"
Laundry	Main	9`0" x 6`2"	2pc Bathroom	Main	9`0" x 6`2"
Family Room	Lower	13`10" x 13`4"	Kitchen	Lower	11`0" x 9`3"
Dining Room	Lower	12`0" x 8`9"	Bedroom	Lower	24`8" x 13`4"
Bedroom	Lower	11`11" x 9`11"	Laundry	Lower	4`1" x 3`3"
4pc Bathroom	Lower	8`9" x 4`11"	3pc Bathroom	Lower	5`7" x 5`1"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
Legal Desc: **0011644**

Remarks

Pub Rmks: This exquisite Walk Out Bungalow sits on a 3.07-acre parcel in the sought after Okotoks area. This country retreat has a gently sloping lot with gorgeous rolling valley and town views and is only 4 minutes Southwest of Okotoks on paved roads. This home boasts over 3,001 sq. ft. of developed space including 5 bedrooms, 3.5 bathrooms with a fully developed lower level walkout illegal suite and comes with an attached heated garage and a detached 4 car heated garage. Solar panels are also installed for electricity savings. A stylish new front door with a multi-point locking system, newer vinyl windows, soaring vaulted ceilings and modern vinyl plank flooring runs throughout the fully open concept main floor. The main floor includes a spacious bright living area with a gas river rock fireplace that expands all the way to the top of the vaulted ceiling. You will feel right at home in the new modern kitchen, it's a culinary enthusiast's dream with stunning granite counter tops, spacious eat-up island and top of the line stainless steel appliances. Perfect for entertaining! The primary bedroom has a newly renovated Ensuite, featuring a shower, his and her's vanities and a relaxing soaker tub. A delightful walkout illegal suite, nestled in the lower level, offers a cozy yet spacious retreat. Here you'll find a large family area with a cozy gas fireplace and access to the lower-covered patio, ideal spot for morning coffee or evening relaxation. There is a full dedicated kitchen area with a fridge, stove, microwave, dishwasher and a stackable washer and dryer under the stairs which has been cleverly utilized, two generously sized bedrooms and a 3-piece bathroom as well as a 4-piece bathroom. The property is gated and also has a practical pull around driveway, 1 fenced pasture and 2 horse shelters, a mix of pole and rail fencing, barb wire and wire "dog" fencing surrounds the property. Cross fencing in the pasture makes it ideal for livestock management. Some additional upgrades worthy of mention include newer detached 4 car heated garage / shop with in-floor drainage and access to the back yard, almost all new windows, newer roof in 2018 with 2 sky lights, newer furnace 2017, 2 new hot water tanks, composite deck with an artistic inlay on the front porch, power retractable front awning, tempered glass panels surround the back wrap around composite deck, new Hardie Board siding and stylish stone work just to name a few features that provide the joys of country living. With numerous updates and modern custom renovations. This residence is also well-suited for a multi-generational family or as a multi-family home. This walk out bungalow is a must see.

Inclusions: none
Property Listed By: CIR Realty

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

















