



THE
A-TEAM

**RE/MAX
FIRST**

HWY 762 , Rural Foothills County T0L 0K0

MLS® #: **A2119697**

Area: **NONE**

Listing Date: **04/02/24**

List Price: **\$1,025,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Foothills

Year Built:

1962

Lot Information

Lot Sz Ar:

20,842,588 sqft

Lot Shape:

478.48 ac

Finished Floor Area

Abv Sqft:

2,679

Low Sqft:

Ttl Sqft:

2,679

DOM

47

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

**1 and Half
Storey,Acreage with
Residence**

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Close to Clubhouse,Dog Run Fenced In,Environmental Reserve,Lake,Low Maintenance
Landscape,Other,Private,See Remarks,Views,Waterfront
Parking Pad**

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air,Natural Gas**

Sewer: **Sewer**

Ext Feat: **Balcony,Dock,Dog Run,Fire Pit**

Construction:

Cedar,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Shared Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings

Int Feat:

Bookcases,Pantry,See Remarks,Steam Room,Vaulted Ceiling(s),Wet Bar

Utilities:

Natural Gas Paid,Electricity Paid For,Natural Gas Connected,Heating Paid For,Phone Connected,See Remarks,Phone Paid For,Sewer Connected,Water Paid For

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`1" x 9`9"	Bedroom	Main	12`2" x 9`2"
Bedroom	Main	9`7" x 11`7"	Dining Room	Main	15`7" x 10`9"
Great Room	Main	25`3" x 20`0"	Kitchen	Main	12`3" x 10`7"
Laundry	Main	6`1" x 7`6"	Bedroom - Primary	Upper	20`3" x 11`6"

Loft 4pc Bathroom	Upper Main	19`0" x 14`2" 9`1" x 5`0"	5pc Bathroom	Upper	15`3" x 9`4"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: -		Remarks	
Legal Desc:					
Pub Rmks:		This is a rare opportunity to be part of a unique and exclusive recreational property. At this development, 26 residents enjoy the use of 480 acres with 4 stocked lakes for fishing and boating; horse pastures, paddocks, and barn; a trap and skeet shooting range; a heated swimming pool, a sport court, and a community lodge. Each resident also enjoys their own private building site. This 2679 sq. ft. 4 bedroom home backs onto one of the smaller lakes and has a private dock with an octagonal sitting area. Large windows, open areas, and vaulted ceilings contribute to a wonderful sense of living space, and the many decks and balconies extend that space to the outdoors. Hardwood floors, open-beam ceilings, and 2 stone fireplaces create a relaxing mountain-lodge ambience. Newer stainless-steel appliances in the kitchen with Corian countertops, a large walk-in pantry, a main floor laundry, lots of storage spaces, and a steam room in the master en suite add functionality. A vacation retreat, only 20 minutes from Calgary.			
Inclusions: Property Listed By:		Some furniture and decor MaxWell Canyon Creek			

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







