



THE
A-TEAM

**RE/MAX
FIRST**

306087 ASPEN MEADOWS Rise, Rural Foothills County T1S1A2

MLS® #: **A2119739**

Area: **NONE**

Listing Date: **04/05/24**

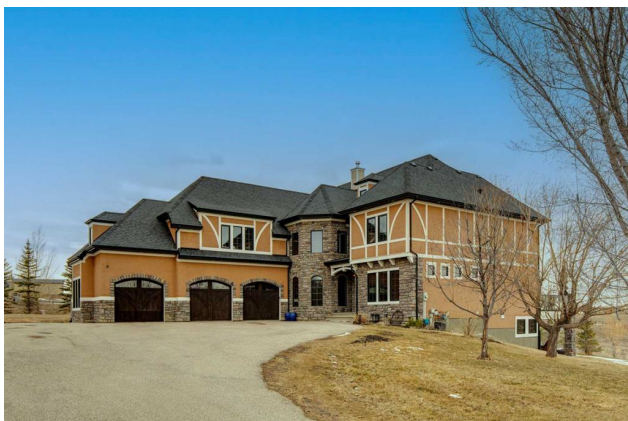
List Price: **\$2,199,900**

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: **189,486 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **4,184**
Low Sqft:
Ttl Sqft: **4,184**

DOM

44

Layout

Beds: **6 (4 2)**
Baths: **5.5 (5 1)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **3**

Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Treed, Views Gated, Heated Garage, Insulated, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Balcony**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Stone**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Water Softener, Window Coverings**
Int Feat: **Bookcases, High Ceilings, Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`6" x 15`0"
Living Room	Main	23`6" x 16`6"
Foyer	Main	12`6" x 11`8"
Den	Main	14`0" x 13`2"
Game Room	Basement	23`4" x 19`6"
Bonus Room	Upper	16`6" x 13`6"

Room	Level	Dimensions
Dining Room	Main	17`0" x 14`0"
Eat in Kitchen	Main	15`6" x 15`0"
Family Room	Main	13`6" x 13`0"
Laundry	Main	8`2" x 5`6"
Media Room	Basement	17`0" x 14`6"
Bedroom - Primary	Upper	16`8" x 14`6"

Bedroom	Upper	12`4" x 11`6"
Bedroom	Upper	13`2" x 12`6"
Bedroom	Basement	14`6" x 14`0"
4pc Bathroom	Upper	9`10" x 6`0"
5pc Ensuite bath	Upper	30`6" x 14`10"
4pc Bathroom	Basement	11`0" x 7`6"

Bedroom	Upper	14`6" x 13`6"
Bedroom	Basement	13`2" x 12`6"
2pc Bathroom	Main	7`10" x 4`6"
4pc Bathroom	Upper	11`6" x 5`0"
3pc Bathroom	Basement	8`4" x 8`0"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	CR
Legal Desc:	0613590

Remarks

Pub Rmks: **IOPEN HOUSE SATURDAY, MAY 4th from 1:30pm - 4:00pm * SEE VIDEO * Experience the epitome of countryside living with this exquisite manor nestled on 4.35 acres of pristine landscape. You will love the grand feel as you drive up to the home with a gated entrance along and a fully paved driveway. Boasting over 6000 square feet of meticulously crafted living space, this residence offers unparalleled vistas of the countryside, mountains, and cityscape. Step inside to discover an elegant open floor plan seamlessly connecting spacious living areas to five generously sized bedrooms, catering to the needs of an active family. The master bedroom retreat exudes luxury, featuring a private parlor room, dual grand walk-in closets, and a lavish ensuite complete with heated travertine tile, a full-body shower, and spa-like touches. Designed with both elegance and functionality in mind, the gourmet kitchen is a culinary enthusiast's dream, showcasing top-of-the-line appliances, granite countertops, and solid cabinetry throughout. The professionally developed walkout basement is a haven of entertainment, boasting timeless features including heated floors, a full-service bar, and a state-of-the-art theater room, perfect for bringing the family together. Outside, immerse yourself in the serene ambiance of the countryside with a natural wetlands bird sanctuary providing a tranquil backdrop. As a bonus, you'll love central air conditioning and the fully finished oversized triple garage. You'll want to see this home in person! Call today! (Seller willing to refinished main floor hardwood prior to possession or reduce purchase price \$15,000 as per contractors quote)**

Inclusions:	None
Property Listed By:	eXp Realty

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



