



THE
A-TEAM

**RE/MAX
FIRST**

RANGE ROAD 44 , Rural Foothills County T0L 1K0

MLS® #: **A2119889**

Area: **NONE**

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

List Price: **\$19,500,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Foothills
County**

Finished Floor Area

Abv Sqft:

12,302

Low Sqft:

Ttl Sqft:

12,302

Year Built:

1992

Lot Information

Lot Sz Ar:

13,939,200 sqft

Lot Shape:

**Property consists of
two 160 acre deeded
parcels, total 320
acres. An attached
160 acre grazing
lease may be
included.**

DOM

47

Layout

Beds:

5 (3 2)

Baths:

10.0 (7 6)

Style:

**4 Storey,Acreage
with Residence**

Parking

Ttl Park:

20

Garage Sz:

12

Access:

Lot Feat:

**Creek/River/Stream/Pond,Lawn,Garden,Gentle Sloping,No Neighbours Behind,Landscaped,Many
Trees,Meadow,Native Plants,Yard Drainage,Yard Lights,Open Lot,Pasture,Paved,Private,Rock
Outcropping,Rolling Slope,Secluded,See Remarks,Sloped,Sloped Down,Sloped Up,Views,Waterfall,Waterfront
Additional Parking,Asphalt,Boat,Carport,Covered,Drive Through,Enclosed,Golf Cart Garage,Heated
Garage,Multiple Driveways,Oversized,Parking Pad,Quad or More Detached,RV Access/Parking,RV
Garage,Secured,Workshop in Garage**

Utilities and Features

Roof:

Cedar Shake,Metal,Mixed

Heating:

**Boiler,Combination,Central,In
Floor,Electric,Fireplace**

**Insert,Fireplace(s),Forced Air,Heat Pump,Hot
Water,Natural Gas,Radiant,Wood**

Sewer:

Engineered Septic,Septic Field,Septic System

Ext Feat:

**Balcony,Barbecue,BBQ gas line,Dock,Fire
Pit,Garden,Lighting,Outdoor Kitchen,Private
Entrance,Private Yard,Rain Gutters,Storage**

Kitchen Appl:

**Bar Fridge,Built-In Freezer,Built-In Gas Range,Built-In Oven,Built-In Range,Built-In Refrigerator,Central Air Conditioner,Double Oven,Dryer,Electric
Range,Freezer,Garburator,Gas Cooktop,Gas Range,Gas Stove,Gas Water Heater,Microwave,Other,Oven,Oven-Built-In,Range,Range Hood,Refrigerator,See
Remarks,Stove(s),Washer/Dryer,Water Conditioner,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat:

**Bar,Beamed Ceilings,Bidet,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double
Vanity,Granite Counters,High Ceilings,Jetted Tub,Metal Counters,Natural Woodwork,Open Floorplan,Pantry,See Remarks,Separate Entrance,Skylight(s),Soaking
Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Construction:

**Concrete,Log,Metal Siding ,Mixed,See
Remarks,Stone,Wood Siding**

Flooring:

Carpet,Concrete,Hardwood,Slate,Stone,Tile

Water Source:

Cistern,Drinking Water,Private,Well

Fnd/Bsmt:

Combination,Poured Concrete,Slab,Wood

Utilities:

Electricity Connected,Natural Gas Connected,Phone Connected,Water Available,Water Connected

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	14`8" x 13`8"	5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	23`7" x 12`2"	4pc Ensuite bath	Main	0`0" x 0`0"
Great Room	Main	25`0" x 15`0"	Breakfast Nook	Main	0`0" x 0`0"
Dining Room	Main	24`5" x 10`4"	Living/Dining Room Combination	Main	38`6" x 23`5"
2pc Bathroom	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Kitchen With Eating Area	Main	20`4" x 16`2"	Kitchen	Main	16`3" x 14`11"
Office	Main	11`4" x 8`5"	Balcony	Main	0`0" x 0`0"
Walk-In Closet	Second	20`10" x 12`7"	5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	25`0" x 20`9"	3pc Ensuite bath	Second	0`0" x 0`0"
Library	Second	19`6" x 16`10"	Media Room	Second	28`10" x 147`0"
Hobby Room	Third	22`6" x 21`9"	Game Room	Lower	26`3" x 24`3"
Bedroom	Lower	15`7" x 13`7"	3pc Ensuite bath	Lower	0`0" x 0`0"
2pc Bathroom	Lower	0`0" x 0`0"	2pc Bathroom	Lower	0`0" x 0`0"
Bedroom	Lower	17`3" x 14`5"	5pc Ensuite bath	Lower	0`0" x 0`0"
Laundry	Lower	21`0" x 18`5"	Furnace/Utility Room	Lower	16`0" x 11`0"
Storage	Lower	17`0" x 14`0"	Storage	Lower	23`0" x 12`0"
Laundry	Lower	23`0" x 11`2"	2pc Bathroom	Lower	0`0" x 0`0"
Furnace/Utility Room	Lower	28`9" x 18`10"	Pantry	Main	0`0" x 0`0"
Legal/Tax/Financial					

Title:

Fee Simple

Legal Desc:

Zoning:

A/ CR

Remarks

Pub Rmks:

The Ranch at Fisher Creek is a remarkably distinctive equestrian estate beautifully set in the Foothills of Canada's Rocky Mountains. The gates to the 480-acre property are an easy one-hour drive from the city of Calgary and its International Airport. Built to host family and friends, the ranch exudes a genuine sense of fun offering unique opportunities to indulge in rugged frontier adventures and wilderness pursuits while ending your days in refined luxury. The Estate beautifully blends the classic European sophistication of its Owners with the rugged soul of the West. This is the epitome of an ultra-exclusive property; it is simply beyond compare.

Inclusions:

No additional goods are specifically included but some items and equipment may be negotiable.

Property Listed By:

Engel & Volkers Calgary

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











