



THE
A-TEAM

**RE/MAX
FIRST**

32104 314 Avenue, Rural Foothills County T1S 1A2

MLS® #: **A2120809**

Area: **NONE**

Listing Date: **04/07/24**

List Price: **\$1,650,000**

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:

6,075

Low Sqft:

Ttl Sqft:

6,075

Year Built:

1992

Lot Information

Lot Sz Ar:

216,928 sqft

Lot Shape:

DOM

42

Layout

Beds:

6 (3 3)

Baths:

2.5 (2 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

**Irregular Lot,Landscaped,Many Trees
Attached Carport,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt,Metal**

Heating: **Baseboard,Forced Air,Natural Gas,Radiant**

Sewer: **Septic Field,Septic Tank**

Ext Feat: **Other**

Construction:

Cedar,Metal Siding ,Wood Frame

Flooring:

Carpet,Hardwood,Tile,Vinyl

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings

Int Feat:

No Smoking Home,Recreation Facilities,Separate Entrance

Utilities:

Electricity Paid For,Heating Paid For

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	27`6" x 13`6"	Kitchen With Eating Area	Main	17`11" x 24`3"
Office	Main	14`0" x 10`9"	Mud Room	Main	16`6" x 10`0"
Laundry	Main	10`5" x 13`5"	Storage	Main	12`7" x 10`0"
Bedroom	Main	14`7" x 12`6"	2pc Bathroom	Main	
3pc Ensuite bath	Main		Bedroom	Main	13`6" x 10`6"
Bedroom - Primary	Main	17`9" x 14`6"	Exercise Room	Main	22`9" x 35`7"
Exercise Room	Main	71`3" x 36`7"	Living Room	Basement	26`5" x 35`5"
3pc Bathroom	Basement		Bedroom	Basement	15`10" x 12`2"
Bedroom	Basement	19`2" x 14`5"	Bedroom	Basement	18`0" x 10`9"

Title:
Fee Simple
Legal Desc:

Zoning:
CR

9512460

Remarks

Pub Rmks: **This spectacular property features an impressive attached 2606 sqft *INDOOR SPORTS COURT* ideal for basketball, volleyball, or pickleball just to name a few activities. Attached to the court is a *SPACIOUS 809 sqft WORKOUT GYM* perfect for your family and friends to stay in tip top shape! This home is located on a 4.98 acre lot that is surrounded by trees which offers the privacy that you've always wanted. This generational home can accommodate multiple living arrangements for your direct and extended family as many of the rooms have the ability to serve multiple purposes and provide value in different ways. As you enter, you're greeted by an inviting open living room that serves as a gathering place for the family. To your right, discover two special rooms: a versatile sunken office space and a generously-sized mudroom with its own external access, ideal for transitions from your outdoor activities. The heart of the home features an upgraded kitchen with stainless steel appliances, white quartz countertops and trendy tile backsplash. Adjacent to the kitchen is a good sized eating area with sliding doors onto a big deck that looks onto your backyard area that is perfect for enjoying the serene surroundings. Off of the kitchen is the indoor sports court and workout area. The workout gym has space for an entire exercise experience and conveniently looks onto the Sports Court. It is also accessible from the basement stairs for added convenience. The main floor continues with a spacious laundry room and an updated two-piece bathroom. There is a room currently being used as a storage room but could be also used as another den area. The original primary suite area can be utilized as a bedroom or family room area and has access to the 3 piece ensuite. This room leads to a new section of the home featuring an additional bedroom and a new primary bedroom with stunning views of the estate. Take the nearby stairs to access the walk-out basement, which boasts just under 2000 sqft of living area. This basement is designed for entertainment and has an updated three-piece bathroom, an office, and two large bedrooms from the recent extension, each with splendid views through expansive windows. This home also offers an oversized single car garage to the left of the gym and a carport area for 3 more cars. Some exterior features include a large shed, firepit area, and many large green spaces between the trees that can work great for hosting outdoor get togethers and events with your family and friends. The current owners have used their land along with opening the doors to the sports court to host weddings and other large get-togethers. As an added bonus the pavement on the property was redone just last year! This property, with its blend of comfort, style and vast recreational options, presents a unique opportunity to own a versatile home tailored for both relaxation and active living.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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











