



THE
A-TEAM

**RE/MAX
FIRST**

418001 HIGHWAY 783 , Rural Foothills County T1S 4S4

MLS® #: **A2122401**

Area: **NONE**

Listing Date: **04/18/24**

List Price: **\$1,275,000**

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: **2000**
Lot Information
Lot Sz Ar: **331,056 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,165**
Low Sqft:
Ttl Sqft: **2,165**

DOM

31
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bi-Level**

Parking

Ttl Park: **0**
Garage Sz: **2**

Access:
Lot Feat: **Back Yard,Front Yard,Other,Private,Rectangular Lot,Views**
Park Feat: **Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Radiant**
Sewer: **Septic Field**
Ext Feat: **Fire Pit,Other,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source: **Cistern,Private,Well**
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),High Ceilings,Natural Woodwork,No Smoking Home,Open Floorplan,Primary Downstairs,Separate Entrance,Storage,Walk-In Closet(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	20`7" x 14`1"	Kitchen	Main	16`1" x 11`6"
Dining Room	Main	13`6" x 8`4"	Bedroom	Main	13`7" x 11`3"
Bedroom	Main	12`6" x 11`5"	4pc Bathroom	Main	12`5" x 7`5"
Mud Room	Lower	14`2" x 6`5"	Foyer	Lower	12`5" x 7`5"
Office	Lower	23`5" x 20`11"	Laundry	Lower	16`1" x 6`3"

2pc Bathroom	Lower	6`5" x 4`11"	Family Room	Basement	18`8" x 13`6"
Bedroom - Primary	Basement	15`11" x 11`11"	Walk-In Closet	Basement	11`7" x 5`7"
4pc Ensuite bath	Basement	13`6" x 8`2"	Other	Basement	20`11" x 14`1"
Storage	Basement	15`9" x 9`0"	Furnace/Utility Room	Basement	16`10" x 11`1"
Legal/Tax/Financial					

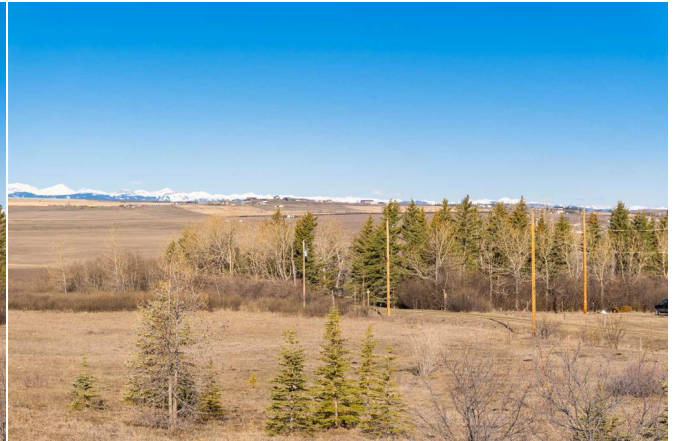
Title:	Zoning:	
Fee Simple	CR	
Legal Desc:	0011074	Remarks

Pub Rmks:	<p>Discover serenity in this custom-built acreage nestled on 7.6 acres of picturesque land, boasting breathtaking 180-degree mountain views. Over 2189 sqft of carefully developed living space, where a grand foyer welcomes you into an open, light-filled layout adorned with gleaming newer hardwood floors and timeless tile accents. The large living room, featuring a cozy gas fireplace and vaulted ceilings, sets the stage for effortless entertaining. Meanwhile, the spacious open kitchen beckons culinary adventures and gatherings with loved ones. With 3 bedrooms, including a luxurious primary suite, and 2.5 baths, comfort and elegance abound. Enjoy the convenience of a main-level office, laundry room, mudroom & 2 spacious bedrooms. The fully developed walk-out basement offers even more space, with a huge family room with a cozy gas fireplace, new LVP flooring, ample storage and a huge Primary suite with 4 piece ensuite. Double attached garage with option to convert office to a second attached garage! Additional amenities include a separate 39'6" x 23'5" heated and wired workshop (over 930 sqft!) and a massive 23'5" x 15'6" shed. For those who embrace the rural lifestyle, there's room for horses, with space for 4 goats per acre and potential for cows. Yet, despite its peaceful seclusion, this oasis is conveniently located just 3 km from all amenities of Okotoks. Embrace the privacy and serenity of country living, where every detail has been thoughtfully designed for a life of comfort and beauty. Call to book your private showing today, Check out the 3D tour of this amazing gem!</p>
Inclusions:	Shed
Property Listed By:	eXp Realty

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















Property boundary lines are approximate