

242154 306 Street, Rural Foothills County TOL 1K0

MLS®#: **A2122603** Area: **NONE** Listing **04/18/24** List Price: **\$2,395,000**

Status: Active County: Foothills County Change: None Association: Fort McMurray

Date:

General Information

Lot Information

Prop Type: Residential
Sub Type: Detached
City/Town: Rural Foothills

Year Built: County
2009

Lot Sz Ar: 3,! Lot Shape:

3,503,966 sqft

Access: Lot Feat:

Park Feat: Parking Par

DOM

Layout

Beds:

Baths:

Style:

31

Parking
Ttl Park: 0

2 (2)

2.0 (1 2)

2 Storey, Acreage

with Residence

Garage Sz:

Backs on to Park/Green Space, No Neighbours Behind, Many Trees, Native Plants, Private, Secluded, Treed, Views Parking Pad, Unpaved

2,031

2.031

Utilities and Features

Roof: Asphalt Shingle

Heating: In Floor, Fireplace(s), Natural Gas, Solar

Sewer: Septic Field,Septic Tank
Ext Feat: Private Entrance,Private Yard

Construction:
Cedar, Wood Frame

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

Flooring:

Hardwood, Slate Water Source: Well

Fnd/Bsmt: **Slab**

Kitchen Appl: Dishwasher,Gas Stove,Refrigerator,Washer/Dryer

Int Feat: Breakfast Bar, Built-in Features, Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Track

Lighting, Walk-In Closet(s), Wood Windows

Utilities:

Room Information

<u>Level</u> **Dimensions** Room Level Dimensions Room **Living Room** Second 23`4" x 16`1" Kitchen Second 10`10" x 9`1" **Dining Room** Second 12`5" x 11`0" **Bedroom - Primary** Second 19`6" x 10`9" Walk-In Closet 10`9" x 7`1" 3pc Ensuite bath 8`7" x 5`10" Second Second

Balcony Second 19`0" x 7`6" Foyer Main 7`8" x 5`5" **Family Room** 20`3" x 16`5" Furnace/Utility Room 5`4" x 5`2" Main Main **Bedroom** Main 10`11" x 10`7" Laundry Main 7`8" x 4`8" 7`6" x 2`10" 10`8" x 9`5" 2pc Bathroom Main Office Main Storage Main 7`10" x 6`3" 1pc Bathroom Main

Title: Zoning: Fee Simple A

Legal Desc: **0914637**

Remarks

Legal/Tax/Financial

Pub Rmks:

Welcome to a private oasis on 80 acres of peaceful land only 20 minutes from the city. Step into the exquisitely designed custom cabin that boasts a stunning south facing view of the mountains. Through the foyer you'll find a cozy office space, before entering the large family room with high ceilings and pot lights. A spacious bedroom as well as a 2 piece bathroom and separate shower room provide convenience, while a utility room, a storage room, and laundry can also be found on the main level. Head up the stairs and take in the breathtaking view that lights up the whole open floor plan of the upper level, which includes a bright kitchen with granite countertops, a living room warmed by a gas fuelled stone fireplace, and a dining area. You'll also find a comfortable primary bedroom which features its own 3 piece ensuite with a claw foot tub, and a large walk in closet. Step through the french doors onto the sunlit balcony to take in the quiet serenity and enjoy the peaceful views. Additional features include in-floor heating, low E triple paned windows, solar panels and an inverter, naturally soft water, a strong internet signal, as well as a Kohler generator outside for backup power. Owning this land means living the best of both worlds. Your only neighbors are the local wildlife, while the property is surrounded by crown lands to the north and east, you are right by Brown Lowery Provincial Park, and yet you are only a 20 minute drive to south Calgary. You may even want to build your own custom dream home on the hill, and use the existing cabin as a guest house. Build your dream life in the secluded foothills of the rocky mountains, book a showing and come experience the quiet serenity firsthand. And be sure to walk or drive to the top of the hill for the best views this property has to offer! Property showings are by appointment only, accompanied by a realtor.

Inclusions: Sea Confidence Coldw

Sea Can (shipping container)
Coldwell Banker Mountain Central

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

































