



THE
A-TEAM

**RE/MAX
FIRST**

48131 338 Avenue, Rural Foothills County T1S1A2

MLS® #: **A2125872**

Area: **NONE**

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

List Price: **\$3,200,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
Sub Type: **Agriculture**
City/Town: **Rural Foothills County**
Year Built: **2011**

Lot Information

Lot Sz Ar: **1,001,444 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Accessible to Major Traffic Route, Major Shopping Nearby

Finished Floor Area

Abv Sqft: **1,538**
Low Sqft:
Ttl Sqft: **1,538**

DOM

25

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Dishwasher, Electric Stove, Microwave Hood Fan, Satellite TV Dish, Window Coverings

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 8`5"	Game Room	Basement	26`6" x 26`10"
4pc Bathroom	Main	5`6" x 10`5"	4pc Ensuite bath	Main	7`10" x 8`9"
Bedroom	Main	11`6" x 10`8"	Bedroom	Main	10`11" x 9`10"
Dining Room	Main	12`7" x 13`0"	Kitchen	Main	17`9" x 14`5"
Living Room	Main	13`4" x 14`10"	Mud Room	Main	7`9" x 8`2"
Bedroom - Primary	Main	12`10" x 12`9"	3pc Bathroom	Basement	9`5" x 5`9"
Bedroom	Basement	12`7" x 15`11"	Bedroom	Basement	13`7" x 19`6"
Furnace/Utility Room	Basement	13`8" x 8`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
ALH

1611823

Remarks

Pub Rmks:

Welcome to a once in a lifetime opportunity to own a turnkey operation just minutes from the town of Okotoks, so close it's actually annexed into the town!! When you drive up to this amazing property you are welcomed by plenty of steel horse pens complete with automatic waterers as well as shelters in almost every pen. The house is a sprawling bungalow with a generous sized deck that faces the panoramic mountain views. When you enter in from the garage you will be wowed by the oversized fully finished garage. Step into the generous back entrance that features a 2 piece bath as well as laundry handy for keeping the house clean after chores. Walk in a bit further and you will again get to experience the mountain views from your kitchen sink, there is also a large island and a good sized pantry. The living room features big windows and plenty of room for entertaining. 2 good sized bedrooms and a large primary bedroom with a large walk in closet and beautiful ensuite are also located on this level. In the basement is walk up access and a large rec room 3 piece bath and 2 huge bedrooms. Outside is a dream for anyone a 90x240 indoor arena that features amazing footing, full heat, roping boxes, stripping chute, return alleys a huge tie up area and tack boxes. The attached barn features 3 tie stalls, 5 box stalls with the potential to be 6. Wash bay, 2 piece bathroom as well as full laundry facilities. A huge tack room and did I mention the mezzanine gives you a great view of the mountains as well as a panoramic view of the arena. There is plenty of room to have a coffee room general meeting area, a person cave or extra storage on this level. The property also features a 42x40 hay storage building and it doesn't stop there how about your 40x60 shop that is complete with 220, in floor heat, plenty of lighting and a 20x60 lean too. It doesn't stop there there is also a 150x210 outdoor sand arena. This property is truly one of a kind and is a once in a lifetime opportunity.

Inclusions:
Property Listed By:

**Tack boxes in arena, things can be negotiated with the sale
Century 21 Foothills Real Estate**

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











