



THE
A-TEAM

**RE/MAX
FIRST**

48068 244 Avenue, Rural Foothills County T1S 4C5

MLS® #: **A2126282**

Area: **NONE**

Listing Date: **04/26/24**

List Price: **\$1,150,000**

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: **1974**

Lot Information

Lot Sz Ar: **87,120 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **2,121**
Low Sqft:
Ttl Sqft: **2,121**

DOM

24
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bungalow**

Parking

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

Back Yard,Front Yard,Lawn,No Neighbours Behind,Many Trees,Private Double Garage Detached,Oversized,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Fire Pit,Private Yard**

Construction: **Brick,Composite Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Co-operative
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Freezer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home,Storage,Sump Pump(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`6" x 12`10"	Family Room	Main	23`7" x 22`2"
Kitchen	Main	11`11" x 9`7"	Dining Room	Main	12`4" x 8`7"
Bedroom - Primary	Main	11`11" x 10`11"	2pc Ensuite bath	Main	6`1" x 5`1"
Bedroom	Main	8`11" x 8`11"	Bedroom	Main	12`3" x 11`0"

Foyer
Mud Room
Den
Bedroom
Cold Room/Cellar
Laundry
Furnace/Utility Room

Main 24`7" x 9`6"
Main 6`4" x 4`10"
Basement 23`8" x 8`4"
Basement 13`7" x 12`6"
Basement 8`9" x 2`10"
Basement 11`4" x 5`5"
Basement 4`9" x 4`4"

Walk-In Closet
4pc Bathroom
Game Room
Bedroom
Other
4pc Bathroom

Main 5`7" x 4`7"
Main 8`0" x 6`4"
Basement 15`6" x 14`6"
Basement 12`10" x 9`0"
Basement 25`4" x 9`6"
Basement 7`10" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR

7410171

Remarks

Pub Rmks:

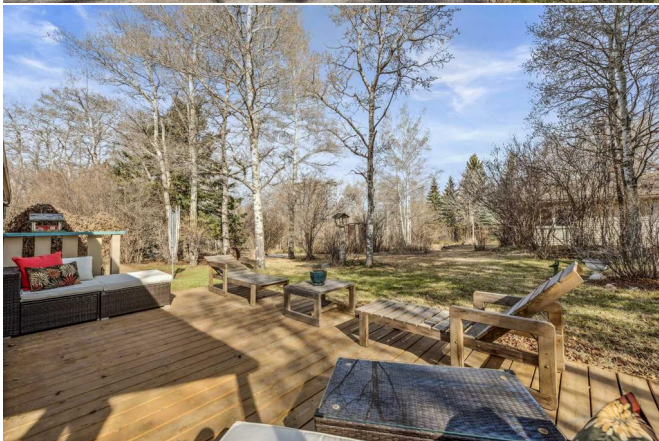
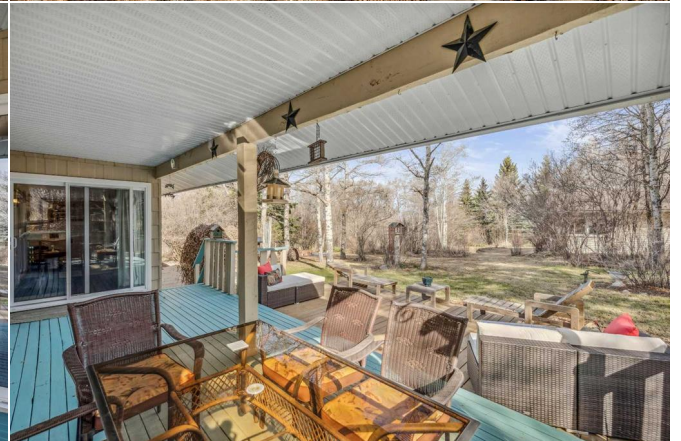
A peaceful hideaway just minutes southwest of Calgary. Tuck yourself away in the quiet of a mature aspen wooded 2 acre country home in the De Winton area. 244 Ave W offers a serene setting at the top of a foothill - as you drive into Valleyview Estate you are greeted with views of the mountain. The acreage is gated and has a paved driveway onto property where the trees open up to a 3+2 Bed/2.5 Bath Bungalow. Lovingly cared for by long time home owners, enter through the front sunroom - an inspired room that has hosted artistic creativity over they years. The adjoining living room is a cozy spot to enjoy the fireplace and read a good book. The kitchen looks out to the back yard. A large family room adjacent to the dinning area is ideal for hosting big family events. The basement is developed with a rec room, adjoining office space, a hobby room (bedroom), bedroom and full bath. Mechanically this home has been well cared for. The septic field has been replaced and is in perfect working order. Water is supplied by the co-operative and the owners express that they have never had a shortage of good clean water. Not having to manage your own well simplifies country living. Outside you can enjoy a number of decks, garden space, fire pit spot, and the surrounding trees. To the back of the house there is an oversized double garage with built in workshop. The cooperative also floods an ice rink at the turn around of the cul de sac. A 15 acre natural reserve at the south side of the the community development, across the road from the property adds to the quiet country living. Worth the short drive to see.

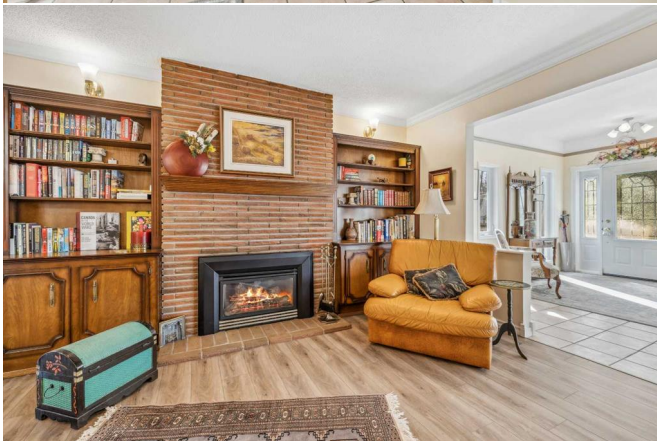
Inclusions:
Property Listed By:

**Basement built-in desk
MaxWell Canyon Creek**

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

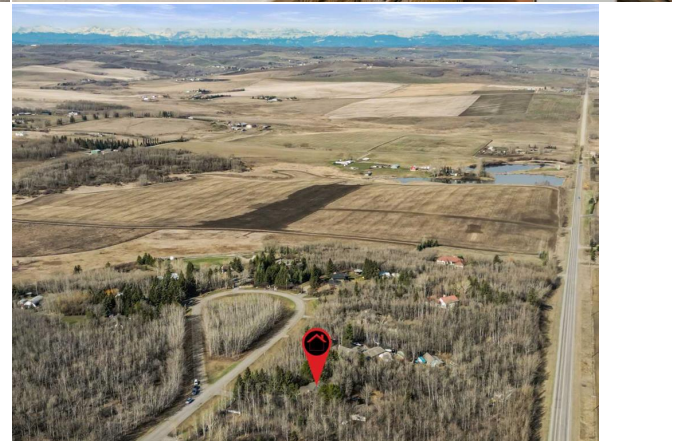
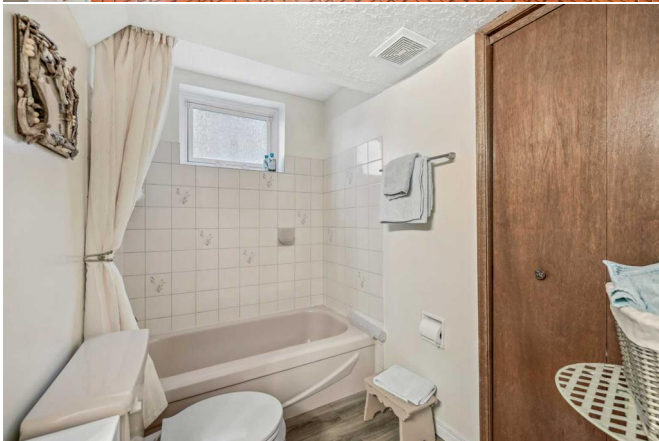












48068 244 AVENUE W

REGA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 2121.35 Sq Ft / 197.07 m²

TOTAL ABOVE GRADE FINA SIZE - 2121.35 Sq Ft / 197.07 m²

BASEMENT DEVELOPED AREA (BG) - 1472.16 Sq Ft / 136.76 m²

BASEMENT UNDEVELOPED AREA (BG) - 98.75 Sq Ft / 8.99 m²

TOTAL AG/BG AREA - 3693.51 Sq Ft / 342.82 m²

