



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**274131 112 Street, Rural Foothills County T1S0W5**

MLS® #: **A2126395**

Area: **NONE**

Listing Date: **04/25/24**

List Price: **\$1,499,999**

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: **1966**  
Lot Information  
Lot Sz Ar: **280,090 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **4,806**  
Low Sqft:  
Ttl Sqft: **4,806**

DOM

**24**

Layout

Beds: **7 (7 )**  
Baths: **4.0 (3 2)**  
Style: **2 Storey, Acreage with Residence**

Parking

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

Access:

Lot Feat:

Park Feat:

**Dog Run Fenced In, Lawn, Garden, Many Trees, Pasture, Rectangular Lot**  
**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Septic Tank**  
Ext Feat: **Balcony, Private Yard, RV Hookup, Storage**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source: **Well**  
Fnd/Bsmt: **Block, Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Oven-Built-In, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat: **Kitchen Island, Separate Entrance, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>12`9" x 14`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 4`11"</b>
<b>Hobby Room</b>	<b>Main</b>	<b>19`3" x 14`3"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>8`1" x 18`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`0" x 5`5"</b>
<b>Den</b>	<b>Main</b>	<b>13`0" x 11`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`0" x 6`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`4" x 14`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`9" x 14`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>9`3" x 8`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>19`4" x 14`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`8" x 18`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 12`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 15`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`9" x 14`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`8" x 3`6"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>12`0" x 5`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>19`3" x 8`1"</b>

4pc Bathroom	Second	5`9" x 14`2"	Other	Second	9`5" x 16`7"
Bedroom	Second	13`7" x 12`5"	2pc Ensuite bath	Second	11`8" x 5`3"
Den	Second	13`7" x 10`2"	Bedroom	Second	11`3" x 8`6"
Walk-In Closet	Second	6`6" x 3`5"	Balcony	Second	18`6" x 12`2"
4pc Bathroom	Basement	4`11" x 6`6"	Other	Basement	12`1" x 10`6"
Office	Basement	9`0" x 7`11"	Game Room	Basement	33`0" x 27`10"
Exercise Room	Basement	11`9" x 8`4"	Laundry	Basement	11`1" x 20`3"
Hobby Room	Basement	10`9" x 13`5"	Storage	Basement	7`6" x 12`7"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9210367**

Zoning: **CR**

Remarks

Pub Rmks: **OPEN HOUSE SUN. APRIL 28, 2-4pm. What an incredible home! Welcome to this beautiful acreage nestled in the Foothills with stunning views of the valley and downtown Calgary, located minutes from Calgary and Okotoks. This enormous 2 story sits on 6.43 acres with an oversized double garage, green house, dog run and several old outbuildings including a chicken house and run. The pasture is fenced for horses and has a shelter and paddock with automatic waterer. The land is covered in mature trees and is secluded and private but surrounded by the best neighbors. The home was built in 1966 with an additional wing added in the late 90's which totals 4806 square feet above grade and 6833 sq ft of total living space! The large kitchen has two functionable islands and is the heart of the home with the most spectacular view! There are 7 bedrooms, 3.5 bathrooms, a large wrap around deck that is accessible from both wings of the home and is a must see. This unique layout offers so many spaces for entertaining...endless...inside and out you will find a space for all your needs. There is no shortage of room to live comfortably with whatever sized family you have. The large basement is spacious and partially developed awaiting your finishing touches. Book your appointment today and don't miss out on the opportunity to own an acreage in Foothills and a little peace of serenity.**

Inclusions: **None**  
 Property Listed By: **Boutique Real Estate Group Inc.**

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





















