48131 338 Avenue, Rural Foothills County T1S 1B2

MLS®#:	**A2126420**	Area:	**NONE**	Listing Date:	**04/25/24**	List Price: **$3,200,000**
Status:	**Pending**	County:	**Foothills County**	Change:	**None**	Association: **Fort McMurray**

General Information
Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Rural Foothills County**
Year Built:	**2011**

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

Access:	
Lot Feat:	**Farm,Lawn,Landscaped,Level,Many Trees,Treed,Views**
Park Feat:	**220 Volt Wiring,Additional Parking,Double Garage Attached,Front Drive,Garage Door Opener,Heated Garage,Insulated**

Finished Floor Area
Abv Sqft:	**1,538**
Low Sqft:	
Ttl Sqft:	**1,538**

DOM
24

Layout
Beds:	**5 (3 2)**
Baths:	**3.5 (3 1)**
Style:	**Acreage with Residence,Bungalow**

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

Utilities and Features
Roof:	**Asphalt**
Heating:	**Forced Air**
Sewer:	**Septic Field,Septic Tank**
Ext Feat:	**Storage**

Construction:	
	Vinyl Siding
Flooring:	
	Carpet,Laminate,Linoleum
Water Source:	
	Well
Fnd/Bsmt:	
	See Remarks

Kitchen Appl:	**Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator**
Int Feat:	**Kitchen Island,Laminate Counters,Pantry,Separate Entrance,Soaking Tub,Vinyl Windows,WaterSense Fixture(s)**
Utilities:	

Room Information
Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**17`0" x 27`8"**	**4pc Bathroom**	**Main**	**18`1" x 34`2"**
4pc Bathroom	**Main**	**25`8" x 28`9"**	**Bedroom**	**Main**	**37`9" x 35`0"**
Bedroom	**Main**	**35`10" x 32`3"**	**Dining Room**	**Main**	**41`3" x 42`8"**
Kitchen	**Main**	**58`3" x 47`4"**	**Living Room**	**Main**	**43`9" x 48`8"**
Mud Room	**Main**	**25`5" x 26`10"**	**Bedroom - Primary**	**Main**	**42`1" x 41`10"**
3pc Bathroom	**Basement**	**30`11" x 18`10"**	**Bedroom**	**Basement**	**41`3" x 52`3"**

| Bedroom | Basement | 44`7" x 64`0" | Game Room | Basement | 86`11" x 88`0" |
| Furnace/Utility Room | Basement | 44`10" x 26`6" | | | |

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: **N/A**
Property Listed By: **Century 21 Foothills Real Estate**

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

48131 338 Ave E, Aldersyde, AB

Basement (Below Grade) Exterior Area 1426.61 sq ft
Interior Area 1338.23 sq ft

PREPARED 2024/04/23

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.