



THE
A-TEAM

**RE/MAX
FIRST**

290081 15 Street, Rural Foothills County T1S 1A2

MLS® #: **A2126590**

Area:

Listing **04/26/24**

List Price: **\$1,650,000**

Status: **Active**

County: **Foothills County**

Change: **+\$150k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Foothills

Finished Floor Area

Year Built:

1974

Abv Sqft:

2,052

Lot Information

Lot Sz Ar:

820,234 sqft

Low Sqft:

Ttl Sqft:

2,052

Lot Shape:

DOM

23

Layout

Beds:

3 (2 1)

Baths:

3.0 (3 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Garden,Landscaped,Many Trees,Private
Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Septic Field,Septic Tank

Ext Feat:

BBQ gas line

Construction:

Metal Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

Granite Counters,See Remarks,Vaulted Ceiling(s)

Utilities:

Room Information

Room

Living Room

Kitchen

Mud Room

Bedroom

Game Room

Laundry

Level

Main

Main

Main

Main

Lower

Lower

Dimensions

21`0" x 27`1"

15`0" x 9`5"

6`4" x 11`1"

17`4" x 10`2"

40`10" x 15`8"

16`3" x 10`9"

Room

Dining Room

Family Room

Bedroom - Primary

Bedroom

Storage

Storage

Level

Main

Main

Main

Lower

Lower

Lower

Dimensions

11`5" x 9`7"

15`0" x 15`11"

18`7" x 14`9"

17`11" x 15`9"

19`0" x 15`1"

7`9" x 7`7"

3pc Ensuite bath
4pc Bathroom

Main
Lower

4pc Bathroom

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CRA

Remarks

Pub Rmks: **18.83 Acres...LOCATION LOCATION!! Lovingly maintained and upgraded over the years. 2052 Sq.Ft walkout bungalow, 3 bedrooms, 3 full baths. Updated kitchen and main floor bathrooms and hardwood flooring. Main floor family room with wood burning fireplace. Family size rec room down and loads of storage. Large private yard and deck with beautiful west facing views. Oversized double attached garage (breezeway) with RV/additional concrete parking. Acreage is well situated close to Okotoks and Calgary. Fantastic lot lends to the horse lovers and subdivision possibilities. 4 stall horse barn and a couple of large storage sheds include.**

Inclusions:
Property Listed By: **RE/MAX Landan Real Estate**

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









