



THE
A-TEAM

**RE/MAX
FIRST**

112067 292 Avenue, Rural Foothills County T1S 3C6

MLS® #: **A2132082** Area: **Red Deer Lake** Listing Date: **05/21/24** List Price: **\$3,480,000**
 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: **1992**
 Lot Information
 Lot Sz Ar: **1,720,620 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **5,722**
 Low Sqft:
 Ttl Sqft: **5,722**

DOM

35
Layout
 Beds: **5 (3 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot, Rolling Slope, Views**
 Park Feat: **Heated Garage, Insulated, Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **In Floor, Forced Air, Natural Gas, Wood Stove**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Dog Run, Fire Pit**

Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood, Stone**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Cooktop, Electric Oven, Electric Stove, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Refrigerator, See Remarks, Warming Drawer, Washer/Dryer, Window Coverings**
 Int Feat: **Bar, Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Sauna, Skylight(s), Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 11`1"	5pc Bathroom	Main	8`8" x 9`4"
Breakfast Nook	Main	20`0" x 16`3"	Den	Main	14`8" x 20`8"
Dining Room	Main	21`5" x 14`1"	Family Room	Main	22`5" x 19`2"

Kitchen	Main	16`4" x 24`6"	Laundry	Main	12`11" x 10`4"
Library	Main	17`7" x 19`0"	Living Room	Main	20`7" x 14`3"
Mud Room	Main	10`1" x 13`4"	3pc Ensuite bath	Upper	10`11" x 8`7"
4pc Ensuite bath	Upper	5`0" x 10`0"	5pc Ensuite bath	Upper	13`0" x 15`3"
Bedroom	Upper	22`10" x 17`11"	Bedroom	Upper	13`9" x 16`3"
Bonus Room	Upper	19`4" x 14`0"	Bedroom - Primary	Upper	23`2" x 28`3"
5pc Bathroom	Basement	8`7" x 11`5"	Other	Basement	15`1" x 12`8"
Bedroom	Basement	12`10" x 17`2"	Great Room	Basement	30`6" x 35`8"
Other	Basement	13`4" x 13`10"	Bedroom	Basement	12`4" x 16`6"
Game Room	Basement	33`5" x 17`7"	Storage	Basement	13`0" x 22`2"
Furnace/Utility Room	Basement	24`1" x 18`1"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A**
 Legal Desc:

Remarks

Pub Rmks: **Welcome to this beautiful oasis conveniently situated 30 minutes from downtown Calgary on 40 acres in the rolling foothills south of Spruce Meadows, Sirocco Golf Course and Granary Road. Once you enter through the wrought-iron gate, the long tree-lined asphalt driveway sets the mood of what is to come and beautiful landscaping sets the tone of grandeur. This 9,284 sqft home is perched on top of rolling land with idyllic 360 degrees of panoramic mountain and city views. The foyer greets you with a stunning open-rise spiral staircase that frames the center indoor garden. Soaring ceilings, huge skylights, solarium allows the sun to drench this estate home while taking advantage of the incredible views. The main floor kitchen is massive with abundant cabinetry, high-end JennAir appliances, upgraded lighting and huge island. Other rooms include the dining room, eating nook, tea room, great room with 30 foot ceilings and double sided fireplace, music room, library/office, 2 bathrooms and laundry room. Enjoy the stunning panoramic mountain views from your 1000 sqft deck with glass railing, gazebo and spiral staircase that takes you to the immaculately landscaped yard. The upper floor features the primary retreat with 5 piece ensuite bath, private balcony, huge walk-in closet, and adjacent sitting room with gas fireplace and another balcony. Two additional bedrooms each with their own ensuite baths and walk-in closets and a lovely front balcony to enjoy your morning coffee complete the upper floor. The fully developed walkout basement is a wonderful place to entertain and to enjoy movie nights with the family. Large recreation room with wood burning fireplace/stove, full wet bar with cooktop stove, 2 additional bedrooms, dedicated hot tub room, sauna, games room, 5 piece bathroom, utility room and cold storage room. Also included is a 55x80 foot shop with 12 foot ceilings, dual sliding door on both ends and constructed out of sheet metal. Fully fenced with high tensile strength fencing, secondary power for an additional dwelling. Beautiful pond at the west end of the property. This property must be seen to be fully appreciated. Book your private viewing today.**

Inclusions: **Basement refrigerator, pool table and accessories**
 Property Listed By: **Sotheby's International Realty Canada**

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









