



THE A-TEAM

RE/MAX FIRST

234097 48 Street, Rural Foothills County T1S 3S6

MLS® #: A2132128

Area: NONE

Listing Date: 05/25/24

List Price: \$2,474,900

Status: Active

County: Foothills County

Change: -\$125k, 17-Jun

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Rural Foothills County
Year Built: 2007
Lot Information
Lot Sz Ar: 261,360 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 3,983
Low Sqft:
Ttl Sqft: 3,983

DOM

34
Layout
Beds: 5 (4 1)
Baths: 5.0 (4 2)
Style: Acreage with Residence, Bungalow

Parking

Ttl Park: 8
Garage Sz: 4

Access:
Lot Feat: Back Yard, Gazebo, No Neighbours Behind, Landscaped, Many Trees, Private, Rectangular Lot, Treed
Park Feat: Concrete Driveway, Driveway, Garage Faces Side, Insulated, Oversized, Quad or More Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor, Forced Air, Geothermal, Natural Gas
Sewer: Septic Field, Septic Tank
Ext Feat: Basketball Court, Built-in Barbecue, Covered Courtyard, Fire Pit, Private Entrance, Private Yard, Tennis Court(s)

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

Kitchen Appl: Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range, Refrigerator, Washer, Water Softener, Window Coverings

Int Feat: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom, Family Room, 2pc Bathroom, Breakfast Nook, and 4pc Bathroom.

2pc Bathroom	Basement	0`0" x 0`0"	Kitchen	Main	17`0" x 15`0"
Dining Room	Main	17`5" x 13`11"	Bedroom - Primary	Main	20`6" x 18`11"
Bedroom	Main	16`11" x 13`10"	Bedroom	Basement	19`2" x 16`3"
Game Room	Basement	28`11" x 21`11"	Exercise Room	Basement	22`2" x 15`0"
5pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **CR**
 Legal Desc: **0311904**

Remarks

Pub Rmks: **** Please click on "VIDEOS" for amazing tour ** One of the nicest estates you will ever find with the biggest west views you will ever see - the crown jewel of the De Winton area! This stunning property features: over 7500 sq ft of developed space, 5 bedrooms, 4.5 bathrooms, 6 acres - completely landscaped with tons of mature trees, outdoor kitchen with wood burning fireplace, sport court/tennis court, massive paved driveway & gate, towering vaulted ceilings, huge deck to capture the most impressive sunsets, 3 fireplaces, updated bathrooms, A/C, in-slab in-floor heat in basement, insulated/heated/oversized quad garage, walkout basement includes basement movie room/kids playroom/large gym/lots of storage, steam shower & much more! The location is outstanding - 8 minute drive to Calgary, all private & public schools close by, very easy access to Stoney Trail/MacLeod Trail, and situated on a super quiet cul-de-sac. Come see this exquisite property and soak in the views!**

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

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













