

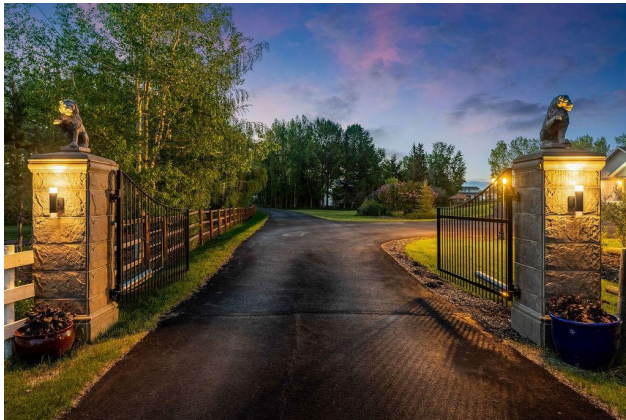


THE
A-TEAM

**RE/MAX
FIRST**

8014 338 Avenue #100, Rural Foothills County T1S 1A2

MLS® #: **A2135607** Area: **NONE** Listing Date: **06/07/24** List Price: **\$2,450,000**
 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: **2008**
Lot Information
 Lot Sz Ar: **188,179 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,737**
 Low Sqft:
 Ttl Sqft: **2,737**

DOM

113
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **Acreeage with Residence,Bungalow**

Parking

Ttl Park: **12**
 Garage Sz: **4**

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Additional Parking,Carport,Drive Through,Driveway,Electric Gate,Quad or More Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer: **Septic System**
 Ext Feat: **Playground,Private Yard,Storage**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Double Oven,Gas Cooktop,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Built-in Features,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Vaulted Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`1" x 13`4"	Entrance	Main	6`6" x 9`0"
Kitchen	Main	16`0" x 18`1"	Great Room	Main	16`9" x 23`6"
Library	Main	7`6" x 9`7"	Bedroom - Primary	Main	14`7" x 15`6"
Bedroom	Main	11`5" x 11`10"	Bedroom	Main	11`3" x 12`0"
Mud Room	Main	11`4" x 17`8"	Family Room	Basement	13`10" x 17`0"
Office	Basement	15`3" x 17`0"	Bedroom	Basement	12`3" x 13`1"

Bedroom	Basement	9`8" x 12`10"	Media Room	Basement	21`8" x 33`2"
Game Room	Basement	18`6" x 19`7"	Play Room	Basement	4`4" x 13`0"
Storage	Basement	17`0" x 21`7"	2pc Bathroom	Main	4`8" x 4`10"
5pc Ensuite bath	Main	12`10" x 15`9"	5pc Bathroom	Main	9`10" x 11`0"
5pc Bathroom	Basement	8`4" x 11`3"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
 Legal Desc: **0612412**

Remarks

Pub Rmks: **Nestled on a beautifully landscaped estate, this 2,755 sqft walk-out bungalow with 6200sqft of Living Space offers an exquisite blend of luxury and functionality. As you approach, you'll be greeted by a gated entrance leading to a paved driveway and a spacious four-car garage. The property also features an impressive 30x40 heated shop equipped with 220-amp service, a large bay door, a standard double door, hot and cold water hook-ups, and a mezzanine All on Asphalt ideal for various projects and storage needs. Inside the home, a large kitchen serves as the heart of the house, perfect for culinary enthusiasts and entertaining guests. Adjacent to the kitchen, the formal dining room is perfect for hosting elegant dinners. The living room is a cozy retreat with custom built-ins and large windows that flood the space with natural light. The primary bedroom is a sanctuary with expansive windows, a walk-in closet, and an ensuite bathroom featuring both a soaking tub and a spacious walk-in shower. Two additional bedrooms on the main floor are connected by a convenient Jack and Jill bathroom, making it an ideal layout for families. The lower level is a haven for entertainment and productivity, featuring a custom theatre room, two more bedrooms, and a large office with extensive built-in shelving. Outdoors, the property is equally impressive, boasting a deck perfect for alfresco dining, Saltwater pool for summer enjoyment, and a play area complete with a play structure for children. This picturesque property offers an ideal blend of comfort and style, making it a perfect place to call home.**

Inclusions: .
 Property Listed By: **RE/MAX Complete Realty**

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