



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**290226 316 Street, Rural Foothills County T0L 1W4**

MLS® #: **A2135793**

Area: **NONE**

Listing Date: **06/07/24**

List Price: **\$4,995,000**

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: **2011**

Lot Information

Lot Sz Ar: **217,800 sqft**  
Lot Shape: **Approx: lot width (south to north) 425 ft x Length (east to west) 343 ft**

Access:

Lot Feat: **Gentle Sloping, Landscaped, Private, Treed, Views, Wooded**

Park Feat: **Additional Parking, Asphalt, Driveway, Gravel Driveway, Parking Pad, Quad or More Attached, Tandem**

DOM

**101**

Layout

Beds: **3 (3 )**  
Baths: **4.5 (4 1)**  
Style: **1 and Half Storey, Acreage with Residence**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle, See Remarks**  
Heating: **Boiler, Fan Coil, In Floor, Make-up Air, Fireplace(s), Forced Air, Humidity Control, Natural Gas, See Remarks, Zoned**  
Sewer: **Septic System**  
Ext Feat: **BBQ gas line, Built-in Barbecue, Courtyard, Rain Gutters, Uncovered Courtyard**

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

Kitchen Appl: **Bar Fridge, Built-In Freezer, Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Range Hood, See Remarks, Tankless Water Heater, Washer/Dryer, Water Purifier, Water Softener**

Int Feat: **Bar, Bathroom Rough-in, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, See Remarks, Steam Room, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`4" x 14`6"	Dining Room	Main	15`10" x 13`8"
Breakfast Nook	Main	200`11" x 12`0"	Family Room	Basement	20`3" x 16`0"

<b>Game Room</b>	<b>Basement</b>	<b>20`3" x 15`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`8" x 16`0"</b>
<b>Den</b>	<b>Main</b>	<b>16`0" x 13`6"</b>	<b>Loft</b>	<b>Upper</b>	<b>32`6" x 15`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`10" x 8`5"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>26`9" x 14`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`0" x 16`0"</b>	<b>Wine Cellar</b>	<b>Basement</b>	<b>13`8" x 10`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>34`0" x 21`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>18`6" x 17`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>16`0" x 14`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`0" x 14`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`4" x 9`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`8" x 5`4"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>16`0" x 9`10"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>15`1" x 8`8"</b>
<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>9`0" x 8`7"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **CR**  
 Legal Desc: **0713617**

Remarks

Pub Rmks: **A timber and stone masterpiece is nestled on five acres in a private park-like setting within the foothills of the majestic Rockies. Situated between Brown-Lowery Provincial Park and Kananaskis Forest Reserve, the location offers an abundance of outdoor recreation including several equestrian and boarding facilities nearby. The 2011 SAM Award winning home exudes old-world charm with three grand stone fireplaces, 10 ft stone and plaster walls. 8 ft wood French doors lead to the east-side courtyard and to the west facing deck that features a built-in gas BBQ, fireplace, overhead heater, and lounging spaces that overlook the foothills and mountain vistas "for as far as the eye can see." The Mountain Vernacular architecture is elegant in form and functional in its performance. As a one and one-half story design, the main floor, loft (c/w R.I's for future ensuite and 4th Bedroom) plus lower-level total 6,561 sqft of living space. The main level rooms are seamlessly connected, ideal for entertaining. The kitchen features custom built alder wood cabinets, and an Aga vented gas range, built-in fridge and freezer, dishwasher, microwave, and plumbed coffee maker. The kitchen conveniently adjoins to the breakfast nook, dining room, west deck, walk-in pantry and tech centre. True to its architecture, the home is primarily built with natural materials. The exterior features a copper seamed Coppola roof, natural stone and brick facades, Pella metal clad fir windows and French doors. The wood planked decks cover the walkout level patios and the timber framed roof covers the west-side deck and fireplace. The interior features 8 ft wood passage doors, reclaimed fir planked hardwood and honed travertine stone floors lead you throughout the main floor. Vaulted ceilings are fitted with fir timber beam trusses and millwork and built-ins are custom built with fir and alder. Stone sinks are mounted on granite countertops in all bathrooms. The alder staircase leads to the upper loft office and to the lower-level family room featuring a home theater, wine cellar, billiard & Tulikivi fireplace area. An ensuite bedroom completes the lower level. The 10 ft foundation walls accommodate an abundance of light through oversized windows and patio doors. Walk-out access allows the spa area connection to the hot-tub patio and landscaped rear yard. The two mechanical rooms house the equipment that make the home healthier, cleaner, and more comfortable for living all year round. The equipment consists of a HVAC system featuring central air fan coils, HRV , two forced-air furnaces, in-slab and in-floor hydronic heating ,ionizer, water treatment, and a wall boiler with a reserve tank. The a/v components are racked. The four-car garage, asphalt driveway and gravel parking pad can park 12. Schools, shopping, entertainment, and a hospital are in nearby towns of Millerville, Black Diamond and Bragg Creek. This home of meticulous detail in a majestic setting is ready to enjoy for generations to come.**

Inclusions: **Window Coverings, two forced air furnaces, humidifiers, HRV, Tankless Boiler driven Hydronic Slab (basement/garage) and under-floor in some rooms, Hot water Tank, Paws Water Treatment, Air Ionizer , Control 4, Home Theater, Multiroom Sound, Suspended Gas Heater at Covered Deck, Bar Microwave and Dishwasher, Plumbed Coffee Maker, Hot-tub, fountain and sundial.**

Property Listed By: **Sotheby's International Realty Canada**

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











