



THE
A-TEAM

**RE/MAX
FIRST**

80054 226 Avenue #200, Rural Foothills County T1S 2Z1

MLS® #: **A2136082**

Area: **NONE**

Listing Date: **05/29/24**

List Price: **\$2,199,900**

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: **1980**

Finished Floor Area
Abv Sqft: **3,179**
Low Sqft:
Ttl Sqft: **3,179**

DOM

35
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **865,537 sqft**
Lot Shape:

Parking

Ttl Park: **10**
Garage Sz:

Access:

Lot Feat: **Lawn, Landscaped, Many Trees**
Park Feat: **Oversized, Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Fire Pit, Lighting, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`6" x 17`9"
Kitchen	Main	10`3" x 19`5"
Laundry	Main	6`4" x 7`9"
Bonus Room	Upper	14`1" x 15`7"
Furnace/Utility Room	Basement	15`8" x 26`9"
Bedroom - Primary	Upper	19`6" x 19`6"
Bedroom	Upper	9`9" x 13`3"
Bedroom	Upper	10`9" x 10`11"
3pc Bathroom	Main	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	20`11" x 9`6"
Breakfast Nook	Main	9`6" x 19`6"
Storage	Main	15`2" x 6`10"
Game Room	Basement	22`11" x 45`11"
Furnace/Utility Room	Basement	6`9" x 12`1"
Walk-In Closet	Upper	9`6" x 4`8"
Bedroom	Upper	13`0" x 10`7"
Bedroom	Main	10`7" x 11`9"
5pc Ensuite bath	Upper	0`0" x 0`0"

4pc Bathroom

Upper

0`0" x 0`0"

3pc Bathroom
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

0731336

Zoning:
CR

Remarks

Pub Rmks:

A picturesque paradise with mountain views for you and your Horses. This gated estate is perched on nearly 20 acres in the heart of Alberta's Equestrian heartland located near Spruce meadows, Rocky Mountain Show Jumping and the Sirocco Golf Course. Acreage living that is mere minutes from Calgary amenities for the best of both worlds! Equestrian features include: Horse safe fenced pastures, 4 Stall Barn with soft mat flooring, shelters, automatic waterers, ample storage buildings, indoor Trailer parking, a mature and high yielding hay field, and more. Other property features include an incredible wrap around porch ensuring unobstructed views of the Rocky Mountains while sipping evening beverages, peaceful morning coffees or hosting summer barbeques. Spend endless summer nights roasting marshmallows under the country stars gathered around the built-in firepit. Let the kids play and get dirty and never fret thanks to the charming outdoor shower. Inside this beautiful home are 5 above grade bedrooms and over 4,600 sq. ft. of developed space providing ample space for you family to grow and change with the times. A stone-encased wood-burning fireplace entices relaxation in the living room. Adjacently the dining room easily hosts guests with a large built-in making serving and drink refills a breeze. The chef's kitchen is the true heart of the home featuring stone countertops, built-in stainless steel appliances, an oversized fridge, full-height cabinetry, 4 beverage fridges, a large breakfast bar island and a breakfast nook for casual family meals. A bedroom and a 3-piece bathroom on this level are ideal for anyone with mobility issues or privacy for guests. The vaulted bonus room on the upper level with have everyone coming together and enjoying some downtime. Retreat at the end of the day to the owner's sanctuary. This massive space has 2 oversized windows expertly framing country and mountain views and plenty of room for king-sized furniture. The ensuite is a lavish escape boasting dual sinks, a deep soaker tub and a ginormous shower with dual heads. A large walk-in closet adds to the luxuriousness. 3 additional bedrooms and another full bathroom are also on this level. Gather around the 2nd fireplace in the finished basement's rec room and connect over engaging movie and games nights. Another full bathroom adds to your convenience. Pride of ownership is evident throughout this beautiful home and the persintley kept outbuildings.

Inclusions:
Property Listed By:

**4 wine fridges, attached shelves in primary, built-ins in dining room and laundry room, TV wall mounts in primary and bonus room.
Charles**

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













