



THE
A-TEAM

**RE/MAX
FIRST**

RANGE ROAD 44 , Rural Foothills County T0L 1K0

MLS® #: **A2137245** Area: **NONE** Listing Date: **05/31/24** List Price: **\$19,500,000**
 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: **13,939,200 sqft**
 Lot Shape: **Property consists of two 160 acre deeded parcels, total 320 acres. An attached 160 acre grazing lease may be included.**

Finished Floor Area
 Abv Sqft: **7,922**
 Low Sqft:
 Ttl Sqft: **7,922**

DOM

108
Layout
 Beds: **5 (3 2)**
 Baths: **10.0 (7 6)**
 Style: **4 Storey,Acreage with Residence**

Parking

Ttl Park: **20**
 Garage Sz: **12**

Access:

Lot Feat:

Creek/River/Stream/Pond,Lawn,Garden,Gentle Sloping,No Neighbours Behind,Landscaped,Many Trees,Meadow,Native Plants,Yard Drainage,Yard Lights,Open Lot,Pasture,Paved,Private,Rock Outcropping,Rolling Slope,Secluded,See Remarks,Sloped,Sloped Down,Sloped Up,Views,Waterfall,Waterfront Additional Parking,Asphalt,Boat,Carport,Covered,Drive Through,Enclosed,Golf Cart Garage,Heated Garage,Multiple Driveways,Oversized,Parking Pad,Quad or More Detached,RV Access/Parking,RV Garage,Secured,Workshop in Garage
 Utilities and Features

Park Feat:

Roof: **Cedar Shake,Metal,Mixed** Construction: **Concrete,Log,Metal Siding ,Mixed,See**
 Heating: **Boiler,Combination,Central,In Floor,Electric,Fireplace** **Remarks,Stone,Wood Siding**
Insert,Fireplace(s),Forced Air,Heat Pump,Hot Water,Natural Gas,Radiant,Wood Flooring: **Carpet,Concrete,Hardwood,Slate,Stone,Tile**
 Sewer: **Engineered Septic,Septic Field,Septic System** Water Source: **Cistern,Drinking Water,Private,Well**
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Dock,Fire Pit,Garden,Lighting,Outdoor Kitchen,Private Entrance,Private Yard,Rain Gutters,Storage** Fnd/Bsmt: **Combination,Poured Concrete,Slab,Wood**
 Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Gas Range,Built-In Oven,Built-In Range,Built-In Refrigerator,Central Air Conditioner,Double Oven,Dryer,Electric Range,Freezer,Garburator,Gas Cooktop,Gas Range,Gas Stove,Gas Water Heater,Microwave,Other,Oven,Oven-Built-In,Range,Range Hood,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Water Conditioner,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Beamed Ceilings,Bidet,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Metal Counters,Natural Woodwork,Open Floorplan,Pantry,See Remarks,Separate Entrance,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Electricity Connected,Natural Gas Connected,Phone Connected,Water Available,Water Connected

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	14`8" x 13`8"	5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	23`7" x 12`2"	4pc Ensuite bath	Main	0`0" x 0`0"
Great Room	Main	25`0" x 15`0"	Breakfast Nook	Main	0`0" x 0`0"
Dining Room	Main	24`5" x 10`4"	Living/Dining Room Combination	Main	38`6" x 23`5"
2pc Bathroom	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Kitchen With Eating Area	Main	20`4" x 16`2"	Kitchen	Main	16`3" x 14`11"
Office	Main	11`4" x 8`5"	Balcony	Main	0`0" x 0`0"
Walk-In Closet	Second	20`10" x 12`7"	5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	25`0" x 20`9"	3pc Ensuite bath	Second	0`0" x 0`0"
Library	Second	19`6" x 16`10"	Media Room	Second	28`10" x 147`0"
Hobby Room	Third	22`6" x 21`9"	Game Room	Lower	26`3" x 24`3"
Bedroom	Lower	15`7" x 13`7"	3pc Ensuite bath	Lower	0`0" x 0`0"
2pc Bathroom	Lower	0`0" x 0`0"	2pc Bathroom	Lower	0`0" x 0`0"
Bedroom	Lower	17`3" x 14`5"	5pc Ensuite bath	Lower	0`0" x 0`0"
Laundry	Lower	21`0" x 18`5"	Furnace/Utility Room	Lower	16`0" x 11`0"
Storage	Lower	17`0" x 14`0"	Storage	Lower	23`0" x 12`0"
Laundry	Lower	23`0" x 11`2"	2pc Bathroom	Lower	0`0" x 0`0"
Furnace/Utility Room	Lower	28`9" x 18`10"	Pantry	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

Zoning:
A/ CR

Remarks

Pub Rmks: **The Ranch at Fisher Creek is a remarkably distinctive equestrian estate beautifully set in the Foothills of Canada's Rocky Mountains. The gates to the 480-acre property are an easy one-hour drive from the city of Calgary and its International Airport. Built to host family and friends, the ranch exudes a genuine sense of fun offering unique opportunities to indulge in rugged frontier adventures and wilderness pursuits while ending your days in refined luxury. The Estate beautifully blends the classic European sophistication of its Owners with the rugged soul of the West. This is the epitome of an ultra-exclusive property; it is simply beyond compare.**

Inclusions: **Negotiable**
 Property Listed By: **Engel & Völkers Calgary**

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