



THE
A-TEAM

**RE/MAX
FIRST**

336070 HIGHWAY 22 Highway, Rural Foothills County T0L OK0

MLS® #: **A2137794** Area: **NONE** Listing Date: **06/11/24** List Price: **\$999,000**
 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: **0**
Lot Information
 Lot Sz Ar: **801,939 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,560**
 Low Sqft:
 Ttl Sqft: **1,560**

DOM

109
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Low Maintenance Landscape,Irregular Lot,Many Trees,Native Plants**
 Park Feat: **Attached Carport**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Fire Pit,Other**

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

Kitchen Appl: **None**
 Int Feat: **Beamed Ceilings,See Remarks**
 Utilities: **Electricity Connected,Electricity Paid For,See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	17`11" x 21`7"	Family Room	Main	15`5" x 14`0"
Eat in Kitchen	Main	15`5" x 11`7"	Laundry	Main	15`5" x 7`4"
Bedroom - Primary	Main	11`3" x 11`1"	Bedroom	Main	11`3" x 10`4"
4pc Bathroom	Main	5`1" x 8`2"			

Title: **Fee Simple**
Legal Desc:

Zoning: **CR**

Remarks

Pub Rmks: **First time offered for public sale- a chance to own a multigenerational property with several possibilities for development. Located only 20 minutes from Calgary and 10 minutes from Bragg Creek, this 18 acres of boreal forest is an incredible piece of land-treed and private, even ground, with space between the trees perfect for grazing or walking. Bordered by two roads and with abundant water, preliminary inquires with the staff at Foothills Country have shown encouraging potential for subdivision into additional parcels. The quaint original homestead house is very charming. The open beam, timber frame aspects of the great room, combined with the Tudor look of the exterior, promotes an intriguing sense of arrival. The addition of a large country kitchen creates appeal and functionality. A large deck combined with a rustic, rural feel to the yard would appeal to a wide range of lifestyles. While older, the house is a lovely space to live while contemplating further development, and then offers possibilities itself as a future art studio or retreat. Please contact listing realtor for more details, and come take a walk in the woods.**

Inclusions: **None**
Property Listed By: **MaxWell Canyon Creek**

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