



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**434102 64 Street, Rural Foothills County T1S 6E1**

MLS® #: **A2137897**

Area: **NONE**

Listing Date: **06/05/24**

List Price: **\$1,250,000**

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: **1993**

Lot Information

Lot Sz Ar: **457,380 sqft**  
Lot Shape:

Access:

Lot Feat: **Many Trees**  
Park Feat: **Triple Garage Detached**

Finished Floor Area

Abv Sqft: **1,476**  
Low Sqft:  
Ttl Sqft: **1,476**

DOM

**168**

Layout

Beds: **5 (3 2)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler, Combination, In Floor**  
Sewer: **Septic Field**  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`5" x 8`7"	Kitchen	Main	11`7" x 13`10"
Dining Room	Main	10`6" x 11`6"	Living Room	Main	12`4" x 14`0"
Laundry	Main	5`3" x 12`2"	Bedroom - Primary	Main	10`0" x 13`7"
Bedroom	Main	10`0" x 11`0"	Bedroom	Main	11`1" x 11`2"

<b>Game Room</b>	<b>Basement</b>	<b>16`6" x 25`5"</b>	<b>Mud Room</b>	<b>Basement</b>	<b>9`1" x 10`6"</b>
<b>Office</b>	<b>Basement</b>	<b>7`10" x 14`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 10`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`2" x 16`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 6`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 7`7"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>6`3" x 7`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`2" x 7`7"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **CR**  
 Legal Desc: **7510283**

Remarks

Pub Rmks: **Welcome home to your dream acreage in the breathtaking natural beauty of the Foothills. 10.5 Acres, with spectacular views of the Rockies to the west and rolling hills in full panoramic! Original owners have loved and maintained this impeccable property. As you wait for your realtor to open the lock box, be sure to admire your new garden already sprouting with a bounty for your family. You can sense the love the home has seen as you enter. The entrance is prefect for dressing the kids for sledding and still having enough room for your furry friends. You will immediately feel comfortable in the well laid out kitchen, designed to make sure the cook isn't left out of festivities. Beautiful clean cabinets and recently upgraded(2020) appliances including gas stove create a kitchen that is efficient and exciting. So much storage and cabinet space will make prepping big meals a breeze. The kitchen/dining/living room combine to allow for large gatherings, but everyone will want to be on the screened deck anyways! Before stepping out to see it, take the time to admire the original (unpainted) quality woodwork including the built in china cabinet. Over 300 sq' of covered, screened, vinyl covered, west facing deck! You'll forget you have a house - the deck will hold your attention and extend the opportunity to bask in nature (without the bugs or wind). Three bedrooms, three washrooms and a walk-trough laundry room, with a sink, complete the upper level. The fully developed walk-out basement boasts another two bedrooms, huge recreation room with wood burning stove. The large mud room with office close works well for the person working from home and may invite clients in. The triple heated garage provides ample parking and a workspace. Extra outbuildings provide another 450 sq' of covered storage. Make sure you give yourself enough time to walk the property to find the saskatoons, strawberry, rhubarb, apples and multiple perennial beds. Greenhouse and tomato plants included. Owners have always had the best water, great taste and not hard. Situated beautifully, a short drive to Okotoks, High River or Diamond Valley. A 5 min drive from a swim or some fishing on the Highwood River at the exclusive Hogg Park. Application to subdivide may be a possibility. Call you favourite realtor today - you need to see this one. Your bounty awaits!**

Inclusions: **Window coverings, gate openers.**  
 Property Listed By: **Royal LePage Solutions**

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