



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**58 RANCHERS HILL Road, Rural Foothills County T0L 1W2**

MLS® #: **A2138343**

Area: **NONE**

Listing Date: **06/19/24**

List Price: **\$1,365,000**

Status: **Active**

County: **Foothills County**

Change: **-\$35k, 28-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **2005**

Finished Floor Area

Abv Sqft: **2,231**  
Low Sqft:  
Ttl Sqft: **2,231**

DOM

**10**  
Layout  
Beds: **3 (1 2 )**  
Baths: **3.0 (3 0)**  
Style: **1 and Half Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **129,808 sqft**  
Lot Shape:

Parking

Ttl Park: **8**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard, Triangular Lot, Cul-De-Sac, Lawn, Landscaped, Many Trees, Native Plants, Open Lot, Paved, Private, Secluded, Views**

Park Feat: **Asphalt, Concrete Driveway, Heated Garage, Insulated, Oversized, Paved, RV Access/Parking, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt, Asphalt Shingle**  
Heating: **In Floor, Fireplace(s), Forced Air**  
Sewer: **Septic System**  
Ext Feat: **Barbecue, Fire Pit, Private Yard, Storage**

Construction: **Stucco**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Electric Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound**  
Utilities: **Cable Internet Access, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>7`9" x 9`1"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>8`0" x 11`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 14`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`6" x 16`5"</b>
<b>Game Room</b>	<b>Lower</b>	<b>19`2" x 20`3"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>17`6" x 20`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 14`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`5" x 9`1"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>12`0" x 20`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`5" x 14`7"</b>

**Bedroom**  
**3pc Bathroom**  
**4pc Bathroom**

**Basement**  
**Main**  
**Basement**

**12`0" x 14`7"**  
**5`5" x 8`0"**  
**8`0" x 10`9"**

**Storage**  
**5pc Ensuite bath**

**Basement**  
**Main**

**12`10" x 34`0"**  
**8`9" x 13`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR**

**0211088**

Remarks

Pub Rmks:

**Incredible Location, Large Private Lot, Mountain Views, Executive Walkout, Original Owners, This is it! This executive walkout one & one half story triple car garage home is conveniently located on a large-private 2.98 acre lot near Priddis. The expansive triangular lot is very private & provides endless possibilities for creating a retreat that you can enjoy. This serene countryside home is within a 20 minute drive to south Calgary & 15 minutes to Bragg Creek. The views are incredible & can only be appreciated in person. Like Golf? Priddis Greens is directly across the highway! Heading towards the very end of Ranchers Hill Road, you will discover a freshly oiled concrete driveway that directs towards the home & accommodates an attached triple car garage with multiple RV parking. This home has been prestigiously taken care of (which is apparent when viewing) & blends modern comforts with the tranquility of nature. Strolling through the main floor you will experience notable features like red oak hardwood flooring (in great shape), an open layout that can be well utilized, a large gas burning fire place for warmth/ambience, a large kitchen that creates a ton of storage, granite countertops, newer appliances, a skylight & more. The main feature to admire is the 180 degree view of the mountains & tree top greenery; this breathtaking view of rolling hills & majestic peaks, creates a seamless connection between indoors & out. The primary bedroom is down the hall on the main floor & can easily fit a king sized bed. The 5 piece ensuite bathroom has double sinks with very nice stone granite counter tops, a steam shower & a jetted tub. There is a small balcony to sip on your morning coffee while enjoying the view & tranquility. On this floor there is also a formal dining room for family gatherings, another bathroom with a standup shower & the laundry/mudroom that connects with the heated triple car garage. Above the garage is an upper level that can be utilized as an office, bedroom or anything you desire. The basement is equipped with 2 large bedrooms with walk-in closets, another awesome gas fireplace, a wet bar, a 4 piece guest washroom with a jetted tub, a large area for storage in the utility room & a spacious main area recreational room. In floor heating is present throughout the basement, providing even more comfort & warmth. The exterior has a very nice stone brick patio that enhances the property & adds to the grade level ambience. This property is a rare opportunity to embrace the beauty of nature while enjoying the modern comforts. Come view this must see home & envision life amidst the stunning surroundings!**

Inclusions: **Basement Bar Fridge "As Is", Children's Play Structure in Backyard, Concrete Table & Chairs in the Patio "As Is", Large Rocks on the Patio x 2, Projector & Projector Screen "As Is", VacuFlo & Attachments "As Is", In House Speaker Control System Located in the Utility Room, Gas Fire Place Remotes x 2**

Property Listed By:

**Century 21 Foothills Real Estate**

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











