



THE
A-TEAM

**RE/MAX
FIRST**

242057 209 Street, Rural Foothills County T1S 2Y5

MLS® #: **A2138560**

Area: **NONE**

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

List Price: **\$1,350,000**

Status: **Active**

County: **Foothills County**

Change: **-\$49k, 20-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2003**

Finished Floor Area
Abv Sqft: **2,115**
Low Sqft:
Ttl Sqft: **2,115**

DOM

23
Layout
Beds: **3 (1 2)**
Baths: **3.0 (2 2)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **284,011 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Many Trees,Meadow,Private,Rectangular Lot,Views**

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic System**
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Cooktop,Microwave,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,See Remarks,Storage,Tray Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`5" x 8`6"
Breakfast Nook	Main	9`1" x 13`7"
Foyer	Main	7`8" x 8`4"
Laundry	Main	11`8" x 7`3"
Office	Main	13`10" x 11`6"
Walk-In Closet	Main	7`5" x 8`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	15`2" x 12`10"
Dining Room	Main	16`3" x 12`6"
Kitchen	Main	12`9" x 13`7"
Living Room	Main	16`10" x 20`0"
Bedroom - Primary	Main	19`7" x 15`0"
2pc Bathroom	Basement	4`9" x 5`0"

5pc Ensuite bath
Bedroom
Game Room
Walk-In Closet

Basement
Basement
Basement
Basement

12`7" x 10`6"
11`11" x 14`4"
21`2" x 32`7"
7`4" x 10`4"

Media Room
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

13`4" x 13`0"
12`7" x 14`1"
14`7" x 19`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0512090

Zoning:
CR

Remarks

Pub Rmks: ***OPEN HOUSE ?? Sunday June 23, 1pm-4pm* Welcome to your dream retreat near Priddis, just a 15-minute drive from Calgary! Nestled on over 6.5 gated acres, this captivating property offers the perfect blend of natural beauty and modern comfort. You'll be enchanted by a picturesque pond and west-facing views that ensure breathtaking sunsets year-round. The expansive acreage is perfect for those looking to build their dream shop, equestrian enthusiasts and/or creating unique outdoor spaces. The charming walkout bungalow features over 3800 square feet of thoughtfully designed living space. The main level includes a luxurious master suite, while the renovated kitchen boasts brand new appliances. The basement offers two additional bedrooms, ideal for guests or family. Car enthusiasts will love the three-car garage with ample storage and workspace. Enjoy the tranquility of nature from your deck, stroll along the pond, or relax with a coffee in hand. Additional features include two fireplaces, a new roof, and a hot tub hook-up on the lower patio. This pastoral retreat offers quick access to Calgary's amenities, making it the best of both worlds. Don't miss your chance to own this private oasis. Whether you're a nature lover, horse enthusiast, or seeking a peaceful escape, this acreage near Priddis is calling you home. Contact us today to schedule your private viewing!**

Inclusions:
Property Listed By:

N/A
Real Broker

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













