



THE
A-TEAM

**RE/MAX
FIRST**

418145 48 Street, Rural Foothills County T1S 6B5

MLS® #: **A2139599**

Area: **NONE**

Listing Date: **06/12/24**

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

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2024**
Lot Information
Lot Sz Ar: **143,312 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,695**
Low Sqft:
Ttl Sqft: **2,695**

DOM

16
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **10**
Garage Sz: **3**

Access:
Lot Feat: **Lawn, Low Maintenance Landscape, Landscaped, Many Trees, Native Plants**
Park Feat: **220 Volt Wiring, Additional Parking, Concrete Driveway, Electric Gate, Front Drive, Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle, Metal**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer: **Holding Tank**
Ext Feat: **BBQ gas line, Private Entrance, Private Yard**

Construction: **Metal Siding, Stone, Wood Frame**
Flooring: **Vinyl Plank**
Water Source: **Cistern, Private, Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Washer/Dryer Stacked, Water Softener, Window Coverings**
Int Feat: **Ceiling Fan(s), Central Vacuum, Closet Organizers, Natural Woodwork, No Smoking Home, Quartz Counters, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data**
Utilities: **Cable Not Available, Natural Gas Paid, Electricity Paid For, Satellite Internet Available, Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	20`0" x 14`0"	Eat in Kitchen	Main	21`0" x 20`0"
Bedroom - Primary	Main	15`0" x 13`6"	Laundry	Main	8`6" x 6`6"
Bedroom	Lower	13`6" x 13`0"	Bedroom	Lower	15`6" x 13`2"
4pc Ensuite bath	Main	15`8" x 12`0"	4pc Bathroom	Lower	13`0" x 5`6"
2pc Bathroom	Main	5`6" x 5`0"	Furnace/Utility Room	Lower	14`0" x 12`0"

Storage Lower 18`0" x 14`0" Legal/Tax/Financial

Title: Zoning:
Fee Simple CR
Legal Desc: 2310717

Remarks

Pub Rmks: **This FOREVER HOME was built for those of us seniors who are country folk at heart and want to stay in the country but desire a lower maintenance home and property that is geared toward their current lifestyle! The upper level is devoted to a wonderful great room with a vaulted ceiling and fabulous windmill ceiling fan. The great-room is surrounded on 3 sides by picture windows so that you can admire the stunning mountain and valley views no matter where you are. The kitchen is open to the great room and features expansive counter space, beautiful custom built Hickory cabinetry with contrasting white cabinets lining one wall (oodles of storage space). Appliances are stainless steel Kitchen Aid and the countertops are all Quartz. The center island is indeed the heart of this home. Just off the kitchen is the upper deck with a beautiful rock, wood-burning fireplace and a staircase down to the yard. You'll also love the walk-in pantry with custom shelving, the half bath and laundry room on the main floor. The master suite and ensuite boast so many features that you must see it to believe it (please see the Specifications in the Supplements). You have everything you need on one floor including an elevator that is cleverly located behind custom Hickory doors, on both floors, so that it is not at all apparent. The lower level offers a large second bedroom with a walk-in closet, a 4 piece bath and a third spacious bedroom or sitting room (how will you use it). You can already appreciate that while you're in great health, you will enjoy entertaining your friends and family and, if you need help later, the caregiver will have a very private living area. Now let's talk GARAGE ... you're going to love the huge, oversized, heated triple garage with epoxy flooring and an attached workshop/storage area that surpasses any other garage ever. If at some point you or your spouse/partner become infirm, the elevator and all the other easy access features will enable you to stay home much longer than might otherwise be possible (it is even located less than 10 miles from the Black Diamond Hospital). Until then, it is just perfect as it is for the maximum enjoyment of everyday life. This home has it all including a great toboggan hill for your grandchildren. Hurry, don't delay because all those young folk will love it too! Call for an appointment to view it today!**

Inclusions: N/A
Property Listed By: Real Estate Professionals Inc.

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











