



THE
A-TEAM

**RE/MAX
FIRST**

210210 274 Avenue, Rural Foothills County T1S 5R3

MLS® #: **A2140396**

Area: **NONE**

Listing Date: **06/14/24**

List Price: **\$2,295,000**

Status: **Active**

County: **Foothills County**

Change: **-\$100k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1989**
Lot Information
Lot Sz Ar: **3,048,764 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,901**
Low Sqft:
Ttl Sqft: **1,901**

DOM

153
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **2**

Access:
Lot Feat: **Cleared, Creek/River/Stream/Pond, Farm, Pasture, Rolling Slope**
Park Feat: **Double Garage Detached, Electric Gate, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Pad**

Utilities and Features

Roof: **Metal**
Heating: **High Efficiency, Fireplace(s), Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **BBQ gas line**

Construction: **Log**
Flooring: **Ceramic Tile, Vinyl Plank, Wood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Range, Range Hood, Refrigerator, See Remarks, Tankless Water Heater, Washer, Window Coverings**
Int Feat: **Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows**
Utilities: **Electricity Connected, Natural Gas Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	11`0" x 8`6"	3pc Bathroom	Upper	7`6" x 6`0"
Kitchen	Main	12`0" x 11`6"	Dining Room	Main	14`0" x 11`6"

Great Room
Loft
Bedroom

Main
Upper
Main

14`6" x 14`0"
23`0" x 14`6"
11`6" x 9`0"

Laundry
Bedroom - Primary

Main
Upper

8`6" x 8`6"
18`6" x 13`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
A

Remarks

Pub Rmks:

A spectacular property very well set up for horses and offering great revenue potential with boarding of horses! This 70 Acre property is amazing with its rolling gentle slopes and views! Features that provide a perfect home for horses, with an 85' x 205' outdoor arena built to commercial specs, approximately 7000 ft of newer post and rail fencing, 4 Richie outdoor waterers, 6 shelters, 5 large field pastures and 6 smaller day turnouts! Enter the property through the Automatic Command Gate and start the experience while driving up to the Log Home and Garage. This home has had a complete interior renovation in 2020, All new vinyl windows in 2018 and a New High Efficiency furnace and tankless hot water this year! With 2 bedrooms, an open to below loft, vaulted ceilings, gas fireplace and beautiful kitchen you can just move in and enjoy this story book setting! The garage, shed and Barn are all log buildings and were refinished and re-chinked in 2016. If you like to entertain you have a massive cedar deck with tremendous views for your guests to enjoy. The roofline extends over part of the deck so your protected from weather when the bar-b-q is going if necessary! If some guests need to stay the night you have a cozy 16' x 12' cabin space for them, nestled into the trees beside the seasonal creek that runs through the trees. Your horses can enjoy the surroundings as well with a heated 3 stall barn, with its own power panel and also including hot and cold water.. Lots of open field with smooth wire fence and of course the rest is post and rail. The oversized double garage is insulated and heated so great for vehicles or as a shop! With a location close to Calgary, Priddis, Diamond Valley and Okotoks, services are never far away. Roads are paved to the property and there are some excellent locations for future building of an indoor equestrian facility or even possibly a second home (Subject to Foothills County Approvals Process). Properties like this are rare so don't miss the opportunity to make it yours!

Inclusions:
Property Listed By:

**Decorative Antique Stove, Starlink Dish
RE/MAX Landan Real Estate**

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