



THE
A-TEAM

**RE/MAX
FIRST**

266047 16 Street, Rural Foothills County T1S 3M2

MLS® #: **A2141844**

Area: **NONE**

Listing Date: **06/27/24**

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: **2020**

Lot Information
Lot Sz Ar: **87,120 sqft**
Lot Shape:

Access:
Lot Feat: **Cul-De-Sac, Treed**
Park Feat: **Triple Garage Attached**

Finished Floor Area
Abv Sqft: **1,714**
Low Sqft:
Ttl Sqft: **1,714**

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence, Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Holding Tank, Septic Field**
Ext Feat: **None**

Construction: **Composite Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Chandelier, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	9`2" x 7`1"
Bedroom	Main	14`6" x 10`6"
Bedroom - Primary	Main	10`9" x 17`4"
Family Room	Main	14`11" x 19`10"
Living Room	Main	14`6" x 19`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	4`10" x 8`6"
Bedroom	Main	14`6" x 10`6"
Dining Room	Main	9`6" x 10`9"
Kitchen	Main	9`8" x 14`11"
Furnace/Utility Room	Main	7`11" x 17`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0614354

Zoning:
CRZCRA

Remarks

Pub Rmks: **Discover a home with endless potential to grow alongside your family! Enjoy the serenity of acreage living just minutes from South Calgary, with the South Health Campus only a 10-minute drive away. The property features a triple car garage and sits on an easy-to-maintain 2-acre lot. The open layout includes the kitchen, dining, and foyer, with a more private family room just down the hall. The bedrooms are separated by the main living area, giving privacy to everyone. This charming home offers the unique opportunity to expand by adding a main and second floor, transforming the current main floor into a walkout basement. Acreage living doesn't need to impact schooling, located within the school zone for K-9 Heritage Heights, and 10-12 Foothills Composite, this home is perfect for families looking for both space and convenience. Contact your favourite agent today to arrange a showing!**

Inclusions: **NA**
Property Listed By: **RE/MAX Complete Realty**

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







