



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**360123 214 Avenue, Rural Foothills County T0L 0K0**

MLS® #: **A2141931**

Area: **Pine Ridge Estates**

Listing Date: **06/25/24**

List Price: **\$1,689,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Foothills**

Finished Floor Area

Abv Sqft:

**2,940**

Low Sqft:

Ttl Sqft:

**2,940**

Year Built:

**1992**

Lot Information

Lot Sz Ar:

**632,055 sqft**

Lot Shape:

DOM

**7**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

**Split,Acreage with Residence**

Parking

Ttl Park:

**0**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Garden,Low Maintenance Landscape,Irregular Lot,Many Trees,Treed  
Heated Garage,Triple Garage Attached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

**Septic Field**

Ext Feat:

**Balcony,Fire Pit,Garden,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Hardwood**

Water Source:

**Well**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Garage Control(s),Range,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Bar,Bookcases,Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Storage**

Utilities:

Room Information

Room

**Foyer**

**Kitchen**

**Dining Room**

**Bedroom - Primary**

**Laundry**

**Bedroom**

Level

**Main**

**Main**

**Main**

**Main**

**Main**

**Upper**

Dimensions

**11`11" x 9`3"**

**12`3" x 12`2"**

**13`11" x 11`0"**

**32`11" x 12`0"**

**8`2" x 5`2"**

**12`0" x 11`11"**

Room

**Living Room**

**Breakfast Nook**

**2pc Bathroom**

**4pc Ensuite bath**

**Bedroom**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

**Main**

**Upper**

**Upper**

Dimensions

**21`8" x 14`4"**

**12`3" x 9`5"**

**5`8" x 5`4"**

**12`3" x 8`1"**

**20`3" x 11`11"**

**12`0" x 11`1"**

Bonus Room	Upper	29`0" x 18`10"	Bedroom	Basement	18`5" x 14`9"
Game Room	Basement	37`10" x 30`6"	4pc Bathroom	Basement	12`0" x 5`4"
Storage	Basement	9`9" x 4`1"	Furnace/Utility Room	Basement	11`5" x 11`4"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	CR	
Legal Desc:	8211049	Remarks

Pub Rmks:	<p><b>OPEN HOUSE - SATURDAY - JUNE 29 from 2-4PM**</b> Nestled in the serene landscapes of South Bragg Creek, this enchanting country retreat in Pineridge Estates offers the perfect blend of rustic charm and modern comfort. Set on 14.53 sprawling acres, this property is a dream come true for horse lovers, nature enthusiasts, and those seeking a tranquil escape from the hustle and bustle of city life. Enjoy 14.53 acres of lush, picturesque land, featuring a seasonal creek complete with a hand-built little bridge that adds to the property's natural beauty. Perfect for horseback riding and exploring the great outdoors, this land offers endless possibilities for recreation and relaxation. Imagine waking up to the sound of the creek and enjoying coffee on your deck with stunning views right outside your door. The inviting story-and-a-half house boasts a cozy yet spacious layout with two bedrooms upstairs, providing a peaceful retreat for family or guests. The main floor master suite offers convenience and luxury, ideal for single-level living. Recently developed, the walk-out basement adds even more versatile space, perfect for a family room, home office, or additional living quarters, featuring extra bedrooms and a full bathroom. A delightful barn adds character to the property, perfect for equestrian use, storage, or hobbies. The restorable riding arena provides the perfect space for training and exercise, ready to be tailored to your equestrian needs. The beautifully crafted maple kitchen is a chef's dream, offering ample storage and modern appliances. Elegant hardwood floors add warmth and sophistication throughout the main living areas. Cozy up to one of the three fireplaces, adding ambiance and comfort on chilly evenings. Relax and unwind in the hot tub, perfect for soaking away the stresses of the day while enjoying the serene surroundings. The sunny yard is ideal for gardening, play, or simply enjoying the beautiful outdoors. A long, winding driveway with a loop provides a grand entrance and ample parking for guests. Above the garage, discover a separate family room or flex area, perfect for guests, a home office, or a private retreat. Located just 25 minutes from Calgary and only 7 minutes south of Bragg Creek, this property offers the perfect blend of rural charm and urban convenience. The new ring road access enhances convenience for shopping and other amenities, while the proximity to both the Sheep River and Kananaskis areas provides endless opportunities for outdoor recreation. This property is truly a rare gem for horse lovers and anyone seeking a tranquil, nature-filled lifestyle. The barn provides ample opportunities for projects, storage, or creating your own personal workshop. In the peaceful community of Pineridge Estates in South Bragg Creek, you'll experience the best of both worlds - a serene rural setting with easy access to amenities, schools, and outdoor activities. Floor plans, maps, video and more available upon request.</p>
Inclusions:	Outdoor Dog Kennel(s)
Property Listed By:	RE/MAX Realty Professionals

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























