



THE
A-TEAM

**RE/MAX
FIRST**

64209 338 Avenue, Rural Foothills County T1S 5N8

MLS® #: **A2142075**

Area: **NONE**

Listing Date: **06/19/24**

List Price: **\$4,799,000**

Status: **Active**

County: **Foothills County**

Change: **-\$501k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1998**

Lot Information

Lot Sz Ar: **6,668,164 sqft**
Lot Shape:

Access:

Lot Feat: **Creek/River/Stream/Pond,Gazebo,Landscaped,Underground Sprinklers,Pasture**
Park Feat: **Triple Garage Attached**

Utilities and Features

DOM

89

Layout

Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey,Acreage with Residence**

Parking

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

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Tank**
Ext Feat: **BBQ gas line,Built-in Barbecue,Fire Pit,Lighting**

Construction: **Brick,Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Jetted Tub,Kitchen Island,Open Floorplan,Sauna,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`0" x 16`9"
Pantry	Main	5`11" x 4`1"
Dining Room	Main	16`9" x 12`4"
Walk-In Closet	Main	8`4" x 4`8"
4pc Ensuite bath	Main	20`5" x 8`6"
Foyer	Main	11`4" x 7`9"
Laundry	Main	5`0" x 3`3"
Bonus Room	Upper	27`0" x 20`5"
Bedroom	Upper	16`3" x 12`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	19`1" x 16`10"
Wine Cellar	Main	4`1" x 4`0"
Bedroom - Primary	Main	16`10" x 13`8"
Walk-In Closet	Main	11`5" x 5`4"
Bedroom	Main	13`1" x 13`0"
Mud Room	Main	10`11" x 9`11"
2pc Bathroom	Main	5`5" x 4`11"
Nook	Upper	16`3" x 9`0"
4pc Ensuite bath	Upper	10`6" x 4`11"

Bedroom	Upper	16`3" x 13`0"	4pc Ensuite bath	Upper	10`8" x 4`11"
Family Room	Lower	20`9" x 16`11"	Kitchen	Lower	13`10" x 12`0"
Dining Room	Lower	18`2" x 16`0"	Bedroom	Lower	17`0" x 12`4"
4pc Bathroom	Lower	15`0" x 12`0"	Laundry	Lower	9`2" x 7`11"
Furnace/Utility Room	Lower	16`4" x 7`4"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A**
 Legal Desc:

Remarks

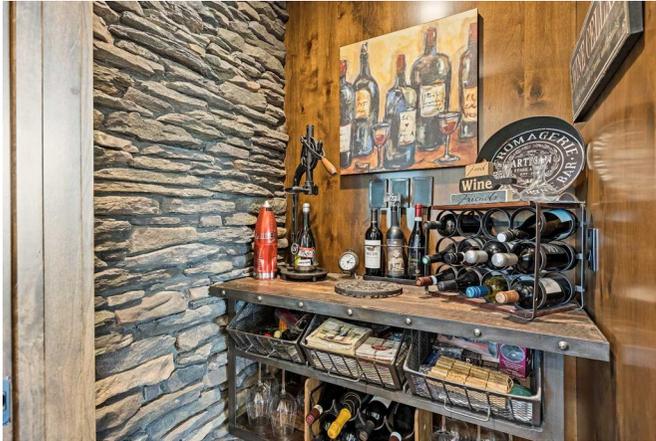
Pub Rmks: **Breathtaking 153 acre luxury estate home in the heart of Foothills County. Located just minutes from Calgary and Okotoks, this stunning property features 5 bedrooms, 4.5 bathrooms and 5715 square feet of total developed living space. The main level is warm and welcoming, beginning with the grand foyer that opens into the living room with vaulted ceilings, a built-in wood entertainment unit and cozy gas fireplace. Open concept main floor with expansive dining room and custom kitchen that was professional renovated in 2018 and nominated for a BILD award. The kitchen is a chef's dream with a large stone island, top-of-the-line appliances, walk-in pantry, built-in window seats, and enclosed wine bar. The primary bedroom is a relaxing retreat with views overlooking the pond, a walk-in closet, and ensuite featuring a clawfoot tub and steam shower. Completing the main level is a guest bedroom, laundry room, mudroom and 2-piece bathroom. Upstairs is a pair of matching bedrooms each with its own 3-piece ensuite. Above the attached triple car garage, a spacious bonus room with built-in wet bar is a perfect place for family movie and game nights. The fully developed walk-out basement features a large kitchen, living room, bedroom, laundry room, and 4-piece bathroom with jetted tub and enclosed sauna. With a private entrance, this space would make an excellent nanny or mother-in-law quarters. The low maintenance exterior has Hardie board siding, Malarky 100mph shingles, composite decking, and a covered veranda. The grounds have been exceptionally landscaped to include two ponds with fountains and a waterfall feature, a walking bridge with gazebo, a recycled asphalt driveway, exterior lights on timers, built-in gas BBQ, and an outdoor stone fireplace. A short walk from the house, you'll find a 40x60 heated shop equipped with 5 zone in-floor heating, an RV bay with reinforced concrete, drive through overhead doors, and a 2-piece bath with dog wash. Above the shop, an additional 1147 square feet bonus loft with a kitchen, living area, laundry room, 2 bedrooms and 1 bathroom would be ideal for a farm hand or visiting house guests. If that wasn't enough, there is another fully finished bungalow located on the property. Renovated in 2013, the second home features an open concept kitchen and living room with 2 bedrooms, 1 bathroom and 1358 square feet of living space on the main level. The downstairs features a 2 bedroom, 1 bathroom illegal suite, providing additional income generating possibilities. 130 acres currently used as pasture land are fenced and crossed fenced, with an irrigation system featuring 128 sprinkler heads on 28 zones. There is a small barn with power and gas that could house horses. This unique property offers a rare opportunity to own luxury real estate with limitless possibilities, all situated in a prime location. Do not enter property without an appointment.**

Inclusions: **Greenhouse, Sea-Can, Racking Equipment, Playhouse, Red Shed, Sauna, BBQ**
 Property Listed By: **RE/MAX Key**

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













**64209 338 AVENUE EAST, FOOHILLS
(SUITE 2)**
 AREA REQUIREMENT STANDARD - CALGARY AB
 MAIN LEVEL (AG) - 1508.43 SQ FT / 139.20 m²
 TOTAL SIZE - 1508.43 SQ FT / 139.20 m²



**64209 338 AVENUE EAST, FOOHILLS
(CARRIAGE HOUSE)**
 AREA REQUIREMENT STANDARD - CALGARY AB
 MAIN LEVEL - 1174.78 SQ FT / 109.14 m²
 TOTAL SIZE - 1174.78 SQ FT / 109.14 m²



64209 338 AVENUE EAST, FOOHILLS
 AREA REQUIREMENT STANDARD - CALGARY AB
 MAIN LEVEL (AG) - 2241.29 SQ FT / 208.22 m²
 UPPER LEVEL (AG) - 1463.31 SQ FT / 135.01 m²
 TOTAL ABOVE GRADE AREA (AG) - 3704.60 SQ FT / 343.23 m²
 BASEMENT DEVELOPED AREA (BG) - 1875.81 SQ FT / 174.26 m²
 BELOW GRADE EXCLUDED AREA (BG) - 144.90 SQ FT / 13.45 m²
 TOTAL AGRICULTURE AREA - 12115.31 SQ FT / 1120.95 m²

