

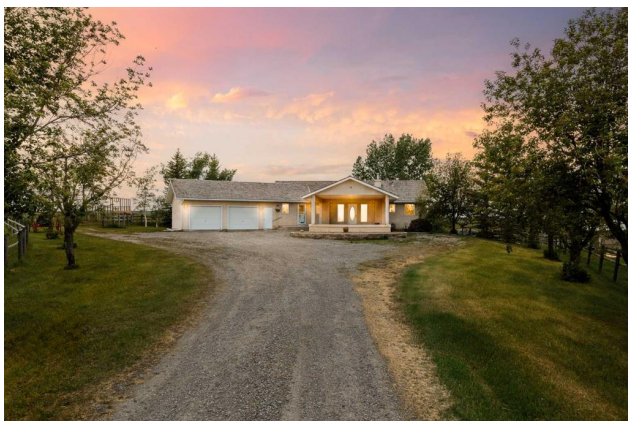


THE
A-TEAM

**RE/MAX
FIRST**

378069 16 STREET WEST , Rural Foothills County T0L 1T0

MLS®#: **A2142926** Area: **NONE** Listing Date: **06/24/24** List Price: **\$1,499,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Foothills County**
 City/Town: **1990**
 Year Built: **1990**
 Lot Information
 Lot Sz Ar: **781,030 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,819**
 Low Sqft:
 Ttl Sqft: **1,819**

DOM

6
Layout
 Beds: **3 (1 2)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **2**

Access:
 Lot Feat: **Few Trees,Lawn,No Neighbours Behind,Landscaped,Pasture,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shake**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Private Yard**

Construction: **Stucco**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
Well
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bidet,Breakfast Bar,Ceiling Fan(s),Central Vacuum,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,Pantry,Vaulted Ceiling(s),Wood Windows**
 Utilities: **Natural Gas Paid,Electricity Available,Heating Paid For,Phone Paid For,Satellite Internet Available**

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`6" x 7`2"
4pc Ensuite bath	Main	8`11" x 8`9"
Kitchen	Main	14`5" x 18`2"
Office	Main	10`0" x 8`4"
4pc Bathroom	Basement	10`7" x 10`1"
Bedroom	Basement	14`7" x 14`9"

Room	Level	Dimensions
3pc Bathroom	Main	6`6" x 6`3"
Dining Room	Main	15`11" x 17`2"
Living Room	Main	23`6" x 22`2"
Bedroom - Primary	Main	23`10" x 15`0"
Other	Basement	6`6" x 9`9"
Bedroom	Basement	14`7" x 10`7"

Laundry
Game Room

Basement
Basement

16`8" x 14`6"
14`8" x 23`8"

Office
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

15`1" x 21`9"
12`10" x 13`0"

Title:
Fee Simple
Legal Desc:

1710157

Zoning:
CR

Remarks

Pub Rmks:

Welcome to 378069 16 St W, nestled in the stunning Foothills of the Rockies. This once-in-a-lifetime location offers country living perfect for those looking to exchange the city's bustle for serene landscapes and spacious living, while still being only 3 minutes from Okotoks. This ranch-style bungalow boasts 1,819 sq. ft. on the main floor with some of the best views in the area. The upstairs features a master bedroom that allows you to wake up to breathtaking views of the Rockies, promising stunning visuals from sunrise to sunset. These views extend throughout the entire home and property. Whether you're doing dishes, relaxing in the dining area or living room, or enjoying the full-length upper deck, you will be in awe! The house itself is a testament to thoughtful craftsmanship, as it was custom-built and occupied by its original owners, ensuring it has been loved and well-maintained from day one. The home, with its vast windows and open floor plan, offers an abundance of natural light throughout the main floor, making it perfect for entertaining. The layout can be adapted for your family's needs, with potential for renovations to add more bedrooms upstairs. For teenagers or guests, the walkout basement features two large bedrooms and a massive rec room for games, movies, or other activities. For hobbyists or those in need of extra workspace, the property includes an oversized two-car attached garage, a massive covered carport out front, and a 44' x 24'11" barn/workshop. This is ideal for horse lovers, small cattle operations, or car enthusiasts. With plenty of room for all your toys, and no neighbors to bother you, peace and quiet are assured here in Foothills County. Life here means privacy and tranquility, thanks to a neatly fenced perimeter securing your exclusive haven. The location is ideal, with efficient access to Highway 7 and a strategically planned 60-year annexation to Okotoks, promising increased connectivity and future development. This property reminds us of the potential seen in the iconic Southfork Ranch. Why just read about it when you can experience it every day? Come, envision your future here in the beauty and calm of the Foothills of Alberta. *We are also selling the surrounding 98 acres(A2143559), so be sure to check them both out and see if the package deal works for you and your family.**

Inclusions:
Property Listed By:

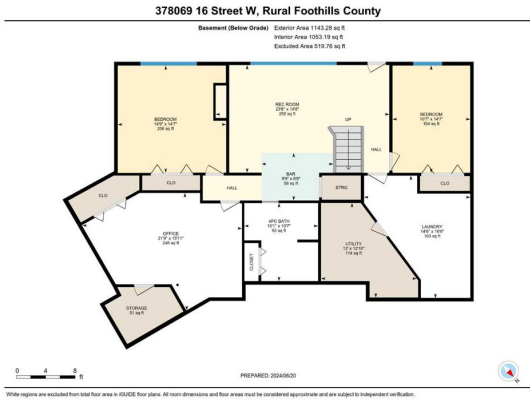
**Gas Fireplace
CIR Realty**

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





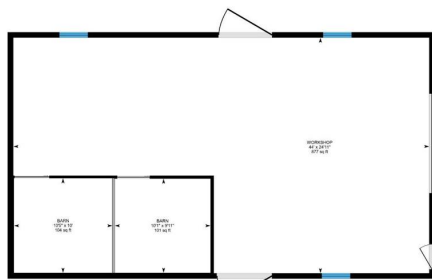






378069 16 Street W, Rural Foothills County

The Shop Excluded Area 1094.34 sq ft



0 4 8

PREPARED: 2024/05/20



White regions are excluded from total floor area in GLUEX floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

