



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**370100 272 Street, Rural Foothills County T0L 1K0**

MLS®#: **A2143097**

Area: **NONE**

Listing Date: **06/21/24**

List Price: **\$935,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills**  
County: **County**  
Year Built: **1970**

Finished Floor Area  
Abv Sqft: **1,002**  
Low Sqft:  
Ttl Sqft: **1,002**

DOM

**99**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **392,040 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Creek/River/Stream/Pond,Low Maintenance Landscape,No Neighbours Behind,Level,Many Trees,Native Plants,Rectangular Lot,Secluded**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer: **Septic Field**  
Ext Feat: **Fire Pit,Private Entrance,Private Yard**

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

Kitchen Appl: **Dryer,Electric Range,Portable Dishwasher,Refrigerator,Washer,Water Conditioner**  
Int Feat: **Bar,Central Vacuum,Laminate Counters,No Smoking Home,Wood Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 19`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 110`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`0" x 11`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 8`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 12`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>22`1" x 10`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>19`5" x 11`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2312144**

Zoning:  
**CR**

Remarks

Pub Rmks:

**Nestled in the tall trees of the Rocky Mountain foothills this 9 acre property offers the privacy and serenity that one would be looking for in this area. Walking paths take you through the spruce and poplars to access 2 beautiful ponds full of geese, ducks, and other water creatures. Calm and relaxing kayak paddles would be almost exclusively yours. A cute 1002 square foot raised bungalow is tucked away with a real cottage atmosphere. A nice big 820 square foot detached combination garage/shop gives you plenty of space to store vehicles and any other equipment that you need to live out in the country. There are a couple of other out buildings as well that can be used for a variety of ideas. Conveniently located within minutes of Kananaskis Country you will have access to Sheep River and Blue Rock Provincial parks along with all the incredible recreational activities they provide. At the same time this home is minutes away from Millarville and Diamond Valley that offer amazing coffee houses, micro breweries, restaurants, doctors offices, hospital, and an incredible amount of other services that make this area the world class space that it is known for. The current water well was only drilled 10 years ago and provides plenty of water for your home. There are so few properties currently available in the Foothills County that can offer the charm and natural features that this property provides. We look forward to seeing you out there.**

Inclusions:  
Property Listed By:

**N/A**  
**Keller Williams BOLD Realty**

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