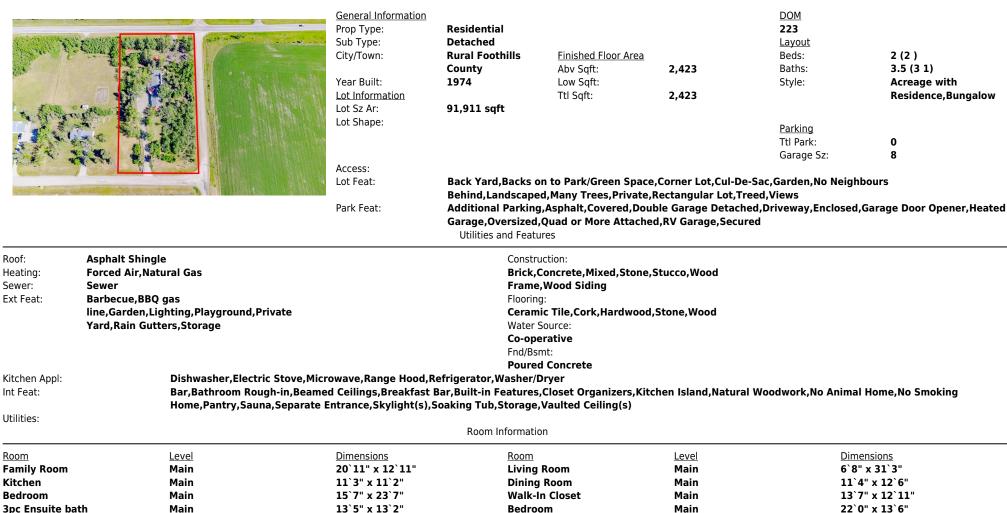


## 48010 244 Avenue, Rural Foothills County T1S4C5

2pc Bathroom

Main

MLS®#:	A2143803	Area:	NONE	Listing Date:	06/23/24	List Price: <b>\$1,299,900</b>
Status:	Active	County:	Foothills County	Change:	None	Association: Fort McMurray



4pc Bathroom

Main

8`6" x 7`2"

4`2" x 4`4"

Laundry 3pc Bathroom	Main Basement	7`9" x 5`4" 8`5" x 5`3"	Kitchenette	Basement	6`1" x 17`5"		
Spc Bathroom	basement	6 J X J J	Legal/Tax/Financial				
Title: Fee Simple		Zoning: <b>CR</b>					
Legal Desc:	7410171		Remarks				
Pub Rmks: Inclusions: Property Listed By:	Welcome to your own piece of paradise in the highly sought-after De Winton area. This stunning countryside residence offers a unique blend charm, situated on a picturesque 2-acre corner lot adorned with mature trees. Featuring 2 bedrooms and 3.5 bathrooms spread across appr living space, this home boasts an array of desirable amenities. Step into the kitchen, complete with stainless steel appliances, marble count tiled floors. The living area exudes old-western charm and is complemented by a cozy wood-burning fireplace, perfect for intimate gathering sunroom and immerse yourself in relaxation in the sauna accessible from one of the bedrooms. The huge garage is a car enthusiast's dream and heating for added convenience. Additional highlights include a newer roof, an upgraded driveway, and a new water tank. The basement for hobbyists, featuring meticulously crafted train model setups reminiscent of Calgary's Heritage Park. Outside, newer decking surrounds t firepit area ideal for entertaining guests. Enjoy breathtaking views from the rooftop patio and embrace the serenity of the peaceful backyar your own greenhouse or enjoying summer evenings. Located just 3 minutes south of Sirocco Golf Course, this property offers easy access to stunning sunrises and sunsets from the front deck. With ample yard space for expansion, including the potential to build an additional shop up to 1600 sqft with county approval, this home presents endless opportunities for customization and enjoyment. Don't miss out on the cha a-kind property your own. Schedule your private showing today and experience the allure of countryside living at its finest. N/A Town Residential						

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





