



THE
A-TEAM

**RE/MAX
FIRST**

32015 292 Avenue, De Winton T1S 4P7

MLS®#: **A2143911**

Area: **NONE**

Listing Date: **06/23/24**

List Price: **\$1,499,000**

Status: **Active**

County: **Foothills County**

Change: **-\$100k, 26-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **De Winton**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **2,293**

Low Sqft:

Ttl Sqft: **2,293**

DOM

223

Layout

Beds: **4 (4)**

Baths: **3.0 (2 2)**

Style: **2 and Half Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **217,601 sqft**

Lot Shape:

Parking

Ttl Park: **50**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard, Cleared, Brush, Corner Lot, Corners Marked, Dog Run Fenced In, Gazebo, Front Yard, Lawn, Landscaped, Many Trees, Meadow, Yard Drainage, Yard Lights, Paved, Private, Sloped, Sloped Down, Treed**

Park Feat: **RV Access/Parking, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler, Central, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas**

Construction: **Composite Siding**
Flooring: **Carpet, Concrete, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Sewer:
Ext Feat: **Awning(s), Basketball Court, Built-in Barbecue, Courtyard, Dog Run, Fire Pit, Garden, Gas Grill, Outdoor Grill, Outdoor Kitchen, Playground, Private Yard, Rain Gutters, RV Hookup, Storage, Tennis Court(s), Uncovered Courtyard**

Kitchen Appl: **Built-In Oven, Convection Oven, Dishwasher, Double Oven, ENERGY STAR Qualified Dryer, Garburator, Gas Oven, Gas Range, Gas Stove, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Purifier**

Int Feat: **Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	26`0" x 10`0"	Living Room	Main	14`0" x 15`0"

Dining Room	Main	16`0" x 15`0"	Bedroom - Primary	Second	16`5" x 14`0"
Bedroom	Second	12`11" x 13`0"	Bedroom	Second	12`0" x 10`0"
Bedroom	Second	12`0" x 10`0"	Den	Main	10`5" x 8`10"
Living Room	Main	14`0" x 16`0"	Laundry	Main	14`6" x 10`0"
Office	Basement	15`0" x 7`0"	Other	Basement	13`0" x 16`0"
Furnace/Utility Room	Basement	10`0" x 15`0"	Office	Basement	25`0" x 10`0"
6pc Ensuite bath	Second		5pc Bathroom	Second	
2pc Bathroom	Main		2pc Bathroom	Basement	

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0914145**

Zoning: **RM1**

Remarks

Pub Rmks: **For additional information, please click on Brochure button below. Embrace the Canadian countryside lifestyle on your spectacular gated 5-acre estate just 10 minutes from Calgary's south Seton area and Okotoks. The picturesque natural landscape is a playground for every season, an ideal haven for active families and professionals. Perfectly positioned, the home is just 3 minutes from two K-9 schools and a professional grade ice rink, 10 minutes from Calgary South shopping and entertainment, and 11 minutes from Okotoks stores. It is a 30-minute drive to the downtown Calgary Tower or 40 minutes to the Calgary International Airport. This expansive home offers over 4,100 sq/ft of luxurious living space across three levels, with 4 bedrooms and four bathrooms. It is thoughtfully designed and includes modern amenities like twin furnaces with air-conditioners, in-floor heating throughout the basement and garage, and an oversized 37ft x 26ft 3-car garage featuring a dog wash station and a 240V/50A RV connection. The gourmet kitchen has granite countertops, to-the-ceiling cupboards, stainless steel KitchenAid appliances, a dual gas range, and a large island. Upstairs, the main suite offers a private retreat with a spa-inspired 6-piece ensuite and a walk-in closet. Three additional large bedrooms and another full bathroom complete the upper floor. The lower level is designed for family fun and relaxation, featuring in-floor heating, a theatre area, an exercise center, and a hobby room. Enjoy the beautifully landscaped grounds, an outdoor kitchen, fireplace, and a custom 20-foot SwimSpa for year-round enjoyment. Both south or north-facing decks, privacy and security are assured with full fencing and automated Liftmaster front gates. This exceptional home offers more than just a residence - it is modern country living.**

Inclusions: **RV 240 voltConnection**
 Property Listed By: **Easy List Realty**

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











