



THE
A-TEAM

**RE/MAX
FIRST**

32015 292 Avenue, De Winton T1S 4P7

MLS®#: **A2143911**

Area: **NONE**

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

List Price: **\$1,750,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **De Winton**
Year Built: **2010**
Lot Information
Lot Sz Ar: **217,601 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,934**
Low Sqft:
Ttl Sqft: **2,934**

DOM

7

Layout

Beds: **4 (4)**
Baths: **3.0 (2 2)**
Style: **2 and Half Storey, Acreage with Residence**

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**

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**

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

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`2"	Living Room	Main	14`0" x 15`0"

Dining Room	Main	16`0" x 12`0"	Bedroom - Primary	Second	13`10" x 16`6"
Bedroom	Second	11`10" x 13`0"	Bedroom	Second	11`10" x 10`0"
Bedroom	Second	10`0" x 11`6"	Den	Main	10`5" x 8`10"
Living Room	Main	12`0" x 16`0"	Laundry	Main	14`6" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"	5pc Bathroom	Second	0`0" x 0`0"
6pc Ensuite bath	Second	0`0" x 0`0"	2pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

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

Zoning:
RM1

Remarks

Pub Rmks: **For additional information, please click on Brochure button below. You have discovered your dream lifestyle in this amazing gated estate nestled on 5 acres of picturesque land with breathtaking views in every direction. Perfect for active families, this property offers a paved multi-sport courtyard, with a landscape for winter and summer adventures exploring the expansive grounds. Boasting 4,300 sq ft of living space across three levels, this home features 4 bedrooms, 4 bathrooms, and an array of amenities including an oversized shed/workshop and an in-floor heated 3-car garage with a dog-wash station and RV connection. Located just 2 km from two K-9 schools and an indoor ice rink, with a short commute to South Calgary, convenience is at your doorstep. Strategically situated 3 minutes from a K to 9 schools, 10 minutes from Calgary South Health Campus (major hospital) and VIP movie theatres and stores, 15 minutes from Okotoks, 30 minutes from the downtown Calgary tower and city centre, 40 minutes from the Calgary airport, and 90 minutes from Banff national park. Inside, the home offers cozy winters and cool summers with dual air-conditioning . The chef's kitchen includes granite counter tops, stainless steel Kitchenaid appliances, and a large island perfect for entertaining. Upstairs, the primary bedroom features a luxurious 6-piece ensuite and walk-in closet, alongside three additional bedrooms and another full bath. The lower level boasts in-floor heating throughout, high ceilings, a gym, open theatre area, hobby room, pool/games area, studies and ample storage. Outside, relax on the south-facing deck with an outdoor kitchen, fireplace, and a year-round enclosed Swim Spa pool and hot tub for endless fun and relaxation all surrounded by mature landscaping, fencing, an automated front gate, and horse-ready enclosures. This is your chance to create lasting memories in this extraordinary home.**

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

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













