



THE
A-TEAM

**RE/MAX
FIRST**

338009 2 Street, Rural Foothills County T1S 7B3

MLS® #: **A2144179** Area: **NONE** Listing Date: **06/25/24** List Price: **\$2,500,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **2008**
 Lot Information
 Lot Sz Ar: **152,460 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, Landscaped, Square Shaped Lot, Views**
 Park Feat: **Heated Garage, Insulated, Quad or More Attached**

Finished Floor Area
 Abv Sqft: **3,298**
 Low Sqft:
 Ttl Sqft: **3,298**

DOM

7
Layout
 Beds: **5 (2 3)**
 Baths: **6.0 (5 2)**
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **16**
 Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fan Coil, In Floor, Hot Water, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Balcony, Basketball Court, Fire Pit, Outdoor Grill, Private Yard**
 Construction: **Stone, Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood, Stone**
 Water Source: **Cistern, Well**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator**
 Int Feat: **Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	22`5" x 19`11"	Kitchen	Main	20`11" x 17`5"
Dining Room	Main	14`11" x 11`8"	Breakfast Nook	Main	16`3" x 9`11"
Pantry	Main	5`11" x 5`11"	Bedroom - Primary	Main	17`5" x 15`11"

Walk-In Closet	Main	11`3" x 7`7"	5pc Ensuite bath	Main	17`7" x 16`6"
Bedroom	Main	14`3" x 11`5"	4pc Ensuite bath	Main	8`1" x 4`11"
Den	Main	12`5" x 11`11"	2pc Bathroom	Main	4`11" x 4`11"
2pc Bathroom	Main	6`6" x 5`11"	Mud Room	Main	12`9" x 9`5"
Family Room	Lower	22`2" x 20`11"	Game Room	Lower	26`3" x 15`6"
Flex Space	Lower	18`2" x 11`8"	Bedroom	Lower	11`4" x 11`2"
4pc Ensuite bath	Lower	7`11" x 4`10"	Bedroom	Lower	14`4" x 10`9"
4pc Bathroom	Lower	8`0" x 4`11"	Bedroom	Lower	13`3" x 12`7"
3pc Ensuite bath	Lower	9`1" x 4`11"	Media Room	Lower	16`0" x 14`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0613269**

Zoning: **CR**

Remarks

Pub Rmks: **Amazing location offering 3.5 acres, stunning views of the Rocky Mountains, and just minutes from Okotoks and Calgary. Luxury abounds in the exquisite design and finishing of this 3300sqft bungalow PLUS a fully finished walkout lower level, offering over 6100sqft of developed space. An oversized four car garage, gorgeous mature landscaping, and a full-sized sport court complete a truly special opportunity. The open concept living room features vaulted ceilings, a fireplace, and large windows along with the updated gourmet kitchen, provide spectacular views of the mountains and are a fantastic focal point for this home. The spacious formal dining room is a superb space for larger dinner events with family and friends. The large master suite offers amazing mountain views with a large walk-in closet and full ensuite featuring a 3-way fireplace, heated tile flooring, double sinks, air tub, and an oversized tile/glass shower making it the perfect retreat for this property. There is a large office/den area if you need space to work from home. The home features a second bedroom on the main floor along with three additional bedrooms on the lower level, all with their own ensuite bathrooms, for a total of five bedrooms, five full-baths, and two half-baths. Ample room for family and guests! The lower level features a large games area (pool, poker, and ping-pong tables) with a three-way fireplace, full wet bar, and a golf simulator space. If you're more of a sports or movie enthusiast, the separate and custom designed media room is exactly what you are looking for! This property offers terrific outdoor spaces including two main floor decks - one of which features a separate gas fireplace and BBQ area - a patio off the walkout, and an outdoor fire pit. Rocky Mountain views, your own 3.5 acres of peace and quiet, Okotoks just minutes away, and a stunning home with a walkout: a unique and fantastic opportunity waiting for a special family to call home!**

Inclusions: **BI Espresso Maker, Ice Maker, Beverage Bar Fridge, BI BBQ, Home Theatre Audio Visual, Pool Table, Poker Table, Pink Png Table, Infra Red Sauna, Golf Simulator - AS IS, Water Softener - AS IS, TV's & Mounts, Storage Shed**
 Property Listed By: **RE/MAX Realty Professionals**

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











