



THE
A-TEAM

**RE/MAX
FIRST**

349062 TAMARACK Drive, Rural Foothills County T1S 5B8

MLS® #: **A2145058**

Area: **NONE**

Listing Date: **06/28/24**

List Price: **\$1,330,000**

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: **2024**

Finished Floor Area
Abv Sqft: **1,992**
Low Sqft:
Ttl Sqft: **1,992**

DOM

4
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **187,308 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Irregular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Other**

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

Kitchen Appl: **None**
Int Feat: **Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`4" x 14`5"	5pc Ensuite bath	Main	10`9" x 8`6"
Bedroom	Main	11`5" x 11`6"	4pc Bathroom	Main	5`0" x 6`5"
Bedroom	Main	66`6" x 11`0"	Entrance	Main	11`11" x 9`1"
Great Room	Main	19`11" x 18`2"	Mud Room	Main	17`0" x 6`1"

Kitchen	Main	14`3" x 12`7"	Dining Room	Main	14`3" x 9`11"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	CR
Legal Desc:	0813562

Remarks

Pub Rmks: **Located just south of Calgary and east of Okotoks, this nearly 2000 square foot, Frontier Homes built bungalow located on over 4 acres of land with a south exposure is one property you don't want to miss. Highlights include hardwood floor, quartz countertops, custom kitchen cabinetry, a 27'6" x 26'9" oversized garage, three bedrooms on the main floor including the master featuring a large walk-in closet and a private 5' ensuite with dual sinks, soaker tub and separate shower. The open concept floor plan offers a large great room with a fireplace, dining area with sliding doors leading to the covered deck and a large kitchen island with breakfast eating bar. There is still plenty of time for a Buyer to have input on colours and selections to customize the decor to their style. Don't miss out, call today!**

Inclusions:	None
Property Listed By:	CIR Realty

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



