



THE
A-TEAM

**RE/MAX
FIRST**

64243 306 Avenue, Rural Foothills County T1S 1A2

MLS® #: **A2145254**

Area: **NONE**

Listing Date: **06/27/24**

List Price: **\$1,900,000**

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: **2010**

Finished Floor Area
Abv Sqft: **1,458**
Low Sqft:
Ttl Sqft: **1,458**

DOM

81
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **2 and Half Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **1,765,486 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **4**

Access:

Lot Feat: **Pasture**
Park Feat: **Concrete Driveway, Double Garage Attached, Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Private Yard**

Construction: **Metal Siding**
Flooring: **Hardwood, Tile**
Water Source: **Cistern, Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Gas Stove, Refrigerator**
Int Feat: **See Remarks**
Utilities: **Natural Gas Paid, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`1" x 8`0"	Living Room	Main	16`0" x 12`0"
Dining Room	Main	16`0" x 9`0"	Bedroom - Primary	Main	14`0" x 13`0"
Bedroom	Main	11`6" x 9`0"	Bedroom	Second	13`0" x 9`6"
Bedroom	Second	11`0" x 10`10"	4pc Bathroom	Main	0`0" x 0`0"

3pc Ensuite bath

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9112427

Zoning:

A

Remarks

Pub Rmks:

Top of the WORLD!!! WOW ! WOW! WOW! Incredibly Spectacular one of a kind 360 degree VIEWS of the Foothills & Mountains, plus City, East & South VIEWS. Overlook the ranching country to the Foothills right up to the Glorious Rockies. Extremely Private but close so close to Strathcona-Tweedsmuir School, The Calgary Polo Club, The Gun Club, Calgary and Okotoks. A Perfect Location.40 acres at the end of the road. Farm style house with attached garage, large Shop/Garage. An incredible opportunity to Live in such a Choice Location. The adjoining 40 acres is also available, MLS #A2084312. 80 acres in total if you desire. Check out the VIRTUAL TOUR Video and Additional Images prepare to be WOWED by the Incredible Views. Do not enter property without permission

Inclusions:

N/A

Property Listed By:

MaxWell Canyon Creek

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