



THE
A-TEAM

**RE/MAX
FIRST**

243089 16 Street, Rural Foothills County T0Y0H0

MLS® #: **A2145391**

Area: **NONE**

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

List Price: **\$950,000**

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: **1980**
Lot Information
Lot Sz Ar: **157,251 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,723**
Low Sqft:
Ttl Sqft: **1,723**

DOM

4

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Front Yard,Lawn,Greenbelt,Landscaped,Level,Private,Treed,Views
Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Other,Private Yard**

Construction: **Vinyl Siding,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source: **Well**
Fnd/Bsm: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Water Softener**
Int Feat: **Ceiling Fan(s),Central Vacuum,French Door,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`6" x 12`4"
Living Room	Main	19`0" x 23`10"
Mud Room	Main	7`0" x 11`9"
Bedroom	Main	13`8" x 11`5"
4pc Ensuite bath	Main	7`3" x 5`0"
Bedroom	Basement	11`1" x 23`0"

Room	Level	Dimensions
Dining Room	Main	19`3" x 15`3"
Sunroom/Solarium	Main	13`8" x 16`2"
Bedroom - Primary	Main	12`0" x 19`5"
Bedroom	Main	9`8" x 11`5"
4pc Bathroom	Main	8`0" x 5`0"
Bedroom	Basement	11`6" x 19`2"

Storage Other	Basement Basement	9`7" x 7`9" 23`1" x 37`8"	Storage Furnace/Utility Room Legal/Tax/Financial	Basement Basement	7`4" x 21`8" 11`7" x 17`5"
<hr/>					
Title: Fee Simple Legal Desc:	Zoning: cr 9312226		Remarks		
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Pub Rmks:	Welcome to your dream home! Nestled on a picturesque 3.61-acres with stunning city views, this property offers the perfect blend of tranquility and convenience. Just minutes from both Calgary and Okotoks, you'll enjoy the best of both worlds - serene country living with quick access to urban amenities! As you drive up to this beautiful home, you'll immediately appreciate the privacy provided by the mature trees surrounding the property. You will love the character of the original hardwood flooring, the abundance of natural light throughout and the vaulted ceilings just add to the open ambiance. There is plenty of room for expansion of the already functional kitchen, picture your family size island and the perfect dining area for entertaining your friends and family! After dinner retire to your living room with cozy wood-burning fireplace, perfect for those chilly evenings with a lovely glass of wine or your favourite tea while you take in those city light views! Three large bedrooms up with a four piece family bath and four piece ensuite in the primary master with dual closets. For those who need extra space, the partially finished basement offers two more large bedrooms and ample storage options, providing plenty of room for guests or a growing family. Car enthusiasts and hobbyists will love the 791 sq. ft. triple attached heated garage, offering space for vehicles, tools, and all your projects. This property is not only a beautiful home but also a perfect spot to build your dream shop and work from home, making it ideal for professionals or entrepreneurs seeking a serene retreat. Significant updates ensuring peace of mind for years to come include, new septic tank in 2013, new windows in 2018, new furnace in 2021, fresh siding and shingles updated in 2023. STOP LOOKING! Don't miss the chance to make this stunning property your forever home.				
Inclusions: Property Listed By:	N/A RE/MAX Complete Realty				

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











243089 16 St E, De Winton, AB

Main Floor Exterior Area 1723.14 sq ft
Interior Area 1070.30 sq ft
Excluded Area 1047.16 sq ft



PREPARED: 2024/05/15

White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1072.34 sq ft
Interior Area 1000.80 sq ft

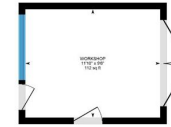


PREPARED: 2024/05/15

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Workshop (detached) Excluded Area 112.42 sq ft



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