



THE
A-TEAM

**RE/MAX
FIRST**

402138 MERIDIAN Street, Rural Foothills County T1S 1A8

MLS® #: **A2145407**

Area: **NONE**

Listing Date: **07/15/24**

List Price: **\$1,999,000**

Status: **Active**

County: **Foothills County**

Change: **-\$150k, 06-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1978**

Lot Information

Lot Sz Ar: **2,032,074 sqft**
Lot Shape:

Access:

Lot Feat: **Many Trees,Private,Treed**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,057**
Low Sqft:
Ttl Sqft: **2,057**

DOM

94
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
Garage Sz: **2**

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**
Flooring: **Tile,Vinyl**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Recessed Lighting,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`3" x 9`5"	5pc Ensuite bath	Main	11`3" x 9`5"
Bedroom	Main	10`1" x 12`8"	Dining Room	Main	19`0" x 14`2"
Bedroom	Main	14`0" x 5`11"	Kitchen	Main	15`10" x 14`6"
Living Room	Main	25`5" x 17`5"	Bedroom	Main	9`11" x 9`11"

**Bedroom - Primary
Storage
Storage**

**Main
Basement
Basement**

**11`7" x 16`4"
13`9" x 11`6"
11`6" x 16`9"**

**Walk-In Closet
Storage**

**Main
Basement**

**6`6" x 11`3"
11`8" x 16`9"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410773

Zoning:
CRA

Remarks

Pub Rmks:

46.65 acres of a gorgeous piece of loved and well managed land with 11 acres of that separately fenced off which this newly renovated bungalow sits on. The rest is ready to subdivide out with approval! Can you say OPPORTUNITY?! this is it! LOCATION, LOCATION, LOCATION Remarkable property on 46.65 acres minutes South of Okotoks. Buy for your family to enjoy for years to come, or hold as an investment property or subdivide - endless potential. Completely renovated bungalow! Amazing views with open concept kitchen and living room with two fireplaces. This craftsman style custom home boasts more than 2000 sq ft on the main level of superbly designed space situated on over 46 ACRES of private, lush land for you and your family to enjoy. Designed and built with pristine attention, this home is packed with floor to ceiling detail that provides jaw dropping features as well as functionality. The open floor concept paired with high ceilings, luxury vinyl plank flooring, and large windows makes for a bright and warm space to spend time in. The heart of any home, this kitchen has everything you need to entertain groups of all sizes including a full top of the line package of luxury items such as high end appliances, custom cabinetry, quartz counter tops, designer fixtures, and so much more! Head to your main floor primary bedroom oasis to take in stunning views of your private treed back yard or to relax in your spa like en-suite. Wind down after a long day in the large SOAKER TUB and start your day off right with a STEAM SHOWER in this warm, bright space sporting DOUBLE VANITIES, large windows, walk in closet, and an abundance of storage. The upper floor has even more to offer with a beautiful office space, 3 bedrooms (all with built in closet organizers, 2 with walk-ins), and another gorgeous full bathroom. Updates include, Newer roof, new windows, new hot water tank, charcoal water filtration systems, reverse osmosis, new exterior siding, new roof, new attic insulation and loads of other upgrades! The whole house has been professionally renovated from top to bottom! There's also a horse pasture with horse shelters for the family equestrian. Don't miss out on this incredible turn-key opportunity, call your favorite Realtor today!

Inclusions:
Property Listed By:

**None
CIR Realty**

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











