



THE
A-TEAM

**RE/MAX
FIRST**

304102 338 Avenue, Rural Foothills County TOL 0J0

MLS® #: **A2146508**

Area: **NONE**

Listing Date: **07/05/24**

List Price: **\$1,989,000**

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: **2019**
Lot Information
Lot Sz Ar: **6,631,574 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,780**
Low Sqft:
Ttl Sqft: **1,780**

DOM

169
Layout
Beds: **3 (1 2)**
Baths: **2.5 (1 3)**
Style: **Acreage with Residence,Bungalow**

Access:

Lot Feat:

Park Feat:

**Creek/River/Stream/Pond,Farm,Fruit Trees/Shrub(s),Garden,Landscaped,Native Plants,Pasture,Views
Double Garage Detached,Garage Door Opener,Oversized**

Parking

Ttl Park: **8**
Garage Sz: **3**

Utilities and Features

Roof: **Metal**
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**
Sewer: **Septic System**
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Metal Siding ,See Remarks,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Concrete,Hardwood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Beamed Ceilings,Breakfast Bar,Central Vacuum,French Door,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7` 4" x 3` 3"	5pc Ensuite bath	Main	11` 4" x 9` 8"
Dining Room	Main	22` 5" x 8` 11"	Foyer	Main	10` 9" x 6` 4"

Kitchen	Main	22`5" x 10`7"	Living Room	Main	18`0" x 14`10"
Mud Room	Main	11`1" x 6`4"	Bedroom - Primary	Main	11`5" x 19`0"
Walk-In Closet	Main	11`2" x 8`10"	2pc Bathroom	Basement	6`10" x 7`3"
2pc Bathroom	Basement	6`10" x 10`5"	Bedroom	Basement	10`11" x 15`9"
Bedroom	Basement	11`0" x 11`1"	Game Room	Basement	21`8" x 33`6"
Furnace/Utility Room	Basement	10`1" x 18`4"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A**
 Legal Desc:

Remarks

Pub Rmks: **Located just 30 minutes southeast of Calgary, this stunning property spans 152 acres, blending luxury living, sustainability, and agricultural potential. The attention to detail and breathtaking views of the prairies and mountains provide a serene escape from city life. Upon entering, the high-quality finishes, such as engineered hardwood floors and quartz countertops, are immediately evident. The vaulted ceilings with wood rafters and panoramic windows in the living room offer stunning views and natural light. The kitchen is equipped with high-end appliances, quartz countertops, and a large island. The adjoining deck offers a BBQ gas line and stunning views, making it ideal for outdoor gatherings. The open-concept dining area flows seamlessly into the living room and kitchen. The master suite includes a spacious walk-in closet and a luxurious 5-piece ensuite with high-end fixtures. The walkout basement's large recreation room, with a gas fireplace and beautifully finished concrete floors with in-floor heating, is perfect for entertaining. The two large bedrooms that are situated away from the recreation room feature large windows and carpeted floors. Uniquely designed and conveniently placed close to the bedrooms you will find two 2-piece bathrooms, which will ease the stress in the mornings when the bathrooms are high in demand. The design by SAIT aimed for net zero sustainability, with 2x8 walls and spray foam insulation contributing to thermal and structure stability. The triple-pane vinyl windows enhance energy efficiency. The home's exterior features high-gage steel siding and white Smart Board, combining durability and aesthetics.. The legal secondary suite provides additional living space, perfect for guests, older children or additional rental income. It includes a spacious living area, fully equipped kitchen, and two bedrooms. (More Information provided in the "Out Building Description") The 152-acre property includes 117 acres of cultivated land and 30 acres of pastureland, offering significant agricultural opportunities. An intermittently flowing creek and a pond attract local wildlife, adding to the natural beauty. The panoramic views from the property are unmatched. Clear days reveal downtown Calgary in the distance, while the sunsets over the mountains provide a stunning backdrop. The large deck and panoramic windows offer the perfect vantage points to enjoy these views. With high-quality finishes, energy-efficient design, and stunning views, it offers a serene escape from city life. Whether for relaxation, entertaining, or agricultural pursuits, this property is a truly exceptional place to call home.**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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