



THE
A-TEAM

**RE/MAX
FIRST**

48017 HARVEST Lane, Rural Foothills County T1S 3R6

MLS® #: **A2148042**

Area: **NONE**

Listing Date: **07/11/24**

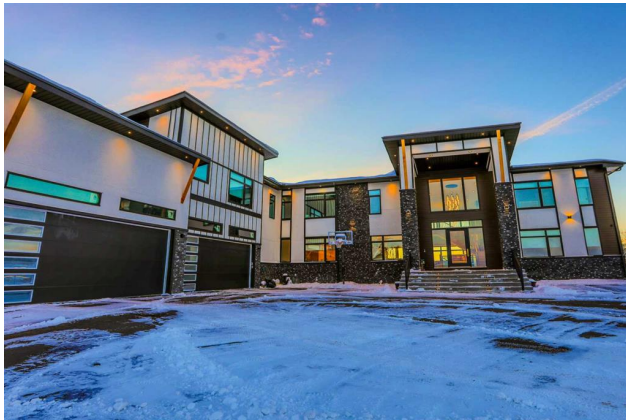
List Price: **\$3,499,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Foothills

Year Built:

2023

Lot Information

Lot Sz Ar:

130,244 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

5,645

Low Sqft:

Ttl Sqft:

5,645

DOM

281

Layout

Beds:

8 (7 1)

Baths:

8.5 (8 1)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

12

Garage Sz:

8

Access:

Lot Feat:

Park Feat:

Corner Lot, Cul-De-Sac, Landscaped, Paved, Private, Treed

220 Volt Wiring, Electric Gate, Enclosed, Gated, Heated Garage, Oversized, Paved, Quad or More Attached, Quad or More Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Combination, In Floor, Forced Air**

Sewer: **Mound Septic, Septic Field, Septic System, Septic
Tan**

Ext Feat: **Balcony, BBQ gas line, Private Entrance**

Construction:

Concrete, Silent Floor Joists, Stucco

Flooring:

Marble

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Other**

Int Feat: **Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking
Home, Separate Entrance, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|------------------------|---------------------|--------------|----------------------|
| 2pc Bathroom | Main | | 3pc Bathroom | Main | |
| 4pc Bathroom | Main | | Bedroom | Main | 12`2" x 12`2" |
| Bedroom | Main | 13`5" x 12`3" | Dining Room | Main | 17`0" x 9`6" |
| Family Room | Main | 18`10" x 16`11" | Foyer | Main | 12`7" x 11`4" |
| Kitchen | Main | 19`3" x 16`7" | Laundry | Main | 14`1" x 11`4" |

| | | | | | |
|-------------------|--------|----------------|-------------------|--------|----------------|
| Living Room | Main | 28`8" x 16`6" | Mud Room | Main | 16`4" x 10`8" |
| Pantry | Main | 7`7" x 7`0" | Spice Kitchen | Main | 13`11" x 11`6" |
| 6pc Ensuite bath | Second | | 5pc Ensuite bath | Second | |
| 3pc Ensuite bath | Second | | 4pc Bathroom | Second | |
| Bedroom - Primary | Second | 19`9" x 15`9" | Bedroom - Primary | Second | 16`1" x 13`0" |
| Bedroom | Second | 15`5" x 12`10" | Bedroom | Second | 13`3" x 12`11" |
| Bedroom | Second | 12`10" x 12`2" | Laundry | Second | 16`7" x 8`2" |
| Office | Second | 16`10" x 11`4" | 3pc Bathroom | Lower | |
| 4pc Bathroom | Lower | | Kitchenette | Lower | 16`2" x 16`2" |
| Bedroom | Lower | 15`11" x 11`8" | Exercise Room | Lower | 18`7" x 15`10" |
| Game Room | Lower | 29`1" x 18`6" | Media Room | Lower | 24`8" x 11`8" |
| Wine Cellar | Lower | 13`7" x 4`3" | | | |

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CRA**
Legal Desc: **2012021**

Remarks

Pub Rmks: **Located only seven minutes from Calgary and across the street from the Carnmoney Golf & Country Club, this exquisite acreage epitomizes luxury and exceptional design. Spanning just under 9,000 sq/ft of living space across three levels, this property boasts eight spacious bedrooms and nine bathrooms, equipped with smart toilets and top-of-the-line fixtures. It features three kitchens, perfect for entertaining and family gatherings, each with modern appliances and high-quality cabinetry. Additional amenities include a fully equipped home gym, a private home theater, and a massive wine cellar ideal for any connoisseur. The heated shop, with its own bathroom and mezzanine, offers a versatile space for various projects or storage needs. The master suite is a true highlight, covering over 700 sq/ft and featuring a private laundry. It opens onto an expansive west-facing balcony, over 800 sq/ft, offering stunning mountain views and a perfect spot to watch golfers at the Carnmoney Golf & Country Club. Every detail in this extraordinary home has been meticulously designed and executed, ensuring that nothing has been overlooked or underbuilt.**

Inclusions: **All Fridges, All Stoves, All Ovens, All Dishwashers, All Washers, All Dryers, All Window Coverings, All Garage remotes.**
Property Listed By: **RE/MAX Landan Real Estate**

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



