



THE
A-TEAM

**RE/MAX
FIRST**

48017 HARVEST Lane, Rural Foothills County T1S 3R6

MLS® #: **A2148042**

Area: **NONE**

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

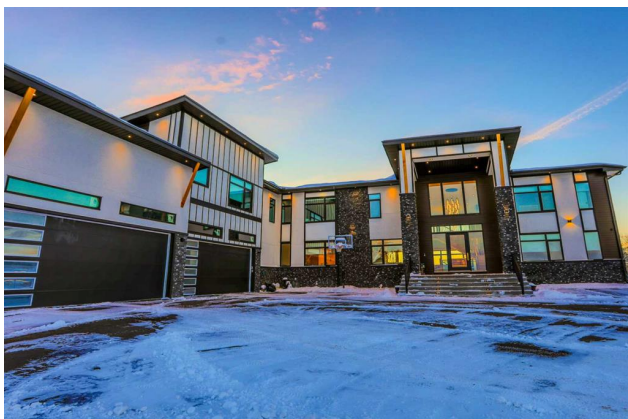
List Price: **\$3,499,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2023**

Finished Floor Area
Abv Sqft: **5,645**
Low Sqft:
Ttl Sqft: **5,645**

DOM

195
Layout
Beds: **8 (7 1)**
Baths: **8.5 (8 1)**
Style: **2 Storey, Acreage with Residence**

Lot Information
Lot Sz Ar: **130,244 sqft**
Lot Shape:

Parking
Ttl Park: **12**
Garage Sz: **8**

Access:
Lot Feat: **Corner Lot, Cul-De-Sac, Landscaped, Paved, Private, Treed**
Park Feat: **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: **Fee Simple**
 Legal Desc: **2012021**

Zoning: **CRA**

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









