

274131 112 Street, Rural Foothills County T1S0W5

A2149002 NONE Listing 07/12/24 List Price: **\$1,350,000** MLS®#: Area:

Status: Active County: **Foothills County** None Association: Fort McMurray Change:

Date:

General Information

Prop Type: Residential Sub Type: Detached City/Town: **Rural Foothills**

> County 1966

Lot Sz Ar: 280,090 sqft

Lot Shape:

Access: Lot Feat:

Year Built:

Lot Information

Park Feat:

Dog Run Fenced In, Lawn, Garden, Many Trees, Pasture, Rectangular Lot **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Vinyl Siding, Wood Frame Heating: Forced Air, Natural Gas Flooring:

Sewer: Septic Tank

Ext Feat: Balcony, Private Yard, RV Hookup, Storage Carpet, Ceramic Tile, Hardwood

Water Source: Well Fnd/Bsmt:

Block, Poured Concrete

Finished Floor Area

4,806

4,806

Abv Saft:

Low Sqft:

Ttl Sqft:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

Parking Ttl Park:

Garage Sz:

7 (7)

0 2

4.0 (3 2)

2 Storey, Acreage

with Residence

66

Kitchen Appl: Dishwasher, Dryer, Oven-Built-In, Refrigerator, Stove(s), Washer, Window Coverings

Int Feat: Kitchen Island, Separate Entrance, Walk-In Closet(s)

Utilities:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`9" x 14`3"	Entrance	Main	9`3" x 8`11"
2pc Bathroom	Main	5`11" x 4`11"	Family Room	Main	19`4" x 14`3"
Hobby Room	Main	19`3" x 14`3"	Kitchen	Main	17`8" x 18`8"
Breakfast Nook	Main	8`1" x 18`10"	Bedroom	Main	9`3" x 12`11"

4pc Bathroom	Main	9`0" x 5`5"	Dining Room	Main	12`10" x 15`6"
Den	Main	13`0" x 11`9"	Living Room	Main	20`9" x 14`0"
Foyer	Main	8`0" x 6`8"	Entrance	Main	5`8" x 3`6"
Bedroom - Primary	Second	19`4" x 14`5"	Walk-In Closet	Second	12`0" x 5`11"
Bedroom	Second	12`9" x 14`4"	Bedroom	Second	19`3" x 8`1"
4pc Bathroom	Second	5`9" x 14`2"	Other	Second	9`5" x 16`7"
Bedroom	Second	13`7" x 12`5"	2pc Ensuite bath	Second	11`8" x 5`3"
Den	Second	13`7" x 10`2"	Bedroom	Second	11`3" x 8`6"
Walk-In Closet	Second	6`6" x 3`5"	Balcony	Second	18`6" x 12`2"
4pc Bathroom	Basement	4`11" x 6`6"	Other	Basement	12`1" x 10`6"
Office	Basement	9`0" x 7`11"	Game Room	Basement	33`0" x 27`10"
Exercise Room	Basement	11`9" x 8`4"	Laundry	Basement	11`1" x 20`3"
Hobby Room	Basement	10`9" x 13`5"	Storage	Basement	7`6" x 12`7"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		CR			
Legal Desc:	9210367				
			Remarks		
Pub Rmks:	and downtown Calgar several outbuildings i can spend with family is covered in mature to 90's which totals 4800 the most spectacular unique layout offers s comfortably with wha	ry, located minutes from Calgary and including a chicken house/run and and friends enjoying this incredib trees and is secluded and private be square feet above grade and 683 view! There are 7 bedrooms, 3.5 be many spaces for entertaininge	nd Okotoks. This enormous 2 story an incredible BRAND NEW full sized le space. The pasture is fenced for but surrounded by the best neighbout surrounded by the best neighbout sq ft of total living space! The la athrooms, a large wrap around decondlessinside and out you will find	sits on 6.43 acres with an own beach volleyball court!! Ima horses and has a shelter and ors. The home was built in 190 rge kitchen has two functionals that is accessible from both d a space for all your needs. To tally developed awaiting your	e Foothills with stunning views of the valley ersized double garage, green house, dog run, gine the picturesque summer evenings you I paddock with automatic waterer. The land 66 with an additional wing added in the late able islands and is the heart of the home with an wings of the home and is a must see. This there is no shortage of room to live a finishing touches. Book your appointment
Inclusions: Property Listed By:	N/A Boutique Real Estate	Group Inc.		·	

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