



THE
A-TEAM

**RE/MAX
FIRST**

322110 304 Street, Rural Foothills County T0L 1K0

MLS® #: **A2149410**

Area: **NONE**

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

List Price: **\$2,299,900**

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: **2021**

Finished Floor Area
Abv Sqft: **7,312**
Low Sqft:
Ttl Sqft: **7,312**

DOM

63
Layout
Beds: **7 (7)**
Baths: **5.0 (5 0)**
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **1,199,642 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **0**

Access:

Lot Feat:

Park Feat:

Corner Lot, Dog Run Fenced In, Irregular Lot, Landscaped, Pasture, Private, See Remarks, Treed, Views Additional Parking, Gravel Driveway, Off Street, Other, Parking Pad, RV Access/Parking, See Remarks

Utilities and Features

Roof: **Metal, See Remarks**
Heating: **Boiler, Forced Air, Natural Gas, Radiant, See Remarks**
Sewer: **Mound Septic, Septic Tank**
Ext Feat: **Dog Run, Fire Pit**

Construction: **Metal Frame, Metal Siding, See Remarks**
Flooring: **Concrete, Laminate, See Remarks, Tile**
Water Source:
Well
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)**
Utilities: **Natural Gas Paid, Electricity Paid For, Water Available**

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`1" x 12`6"
5pc Bathroom	Main	8`2" x 7`9"
5pc Ensuite bath	Main	9`10" x 11`10"
Bedroom	Main	10`1" x 13`7"
Dining Room	Main	14`6" x 8`8"

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`10"
5pc Ensuite bath	Main	9`4" x 11`6"
Bedroom	Main	11`0" x 13`6"
Bedroom	Main	10`5" x 11`8"
Dining Room	Main	15`11" x 9`3"

Other	Main	62`5" x 25`6"	Kitchen	Main	14`1" x 15`5"
Kitchen	Main	11`7" x 13`7"	Bedroom	Upper	15`3" x 11`1"
Living Room	Main	26`1" x 17`3"	Living Room	Main	25`9" x 16`0"
Bedroom - Primary	Main	15`3" x 17`6"	Bedroom - Primary	Main	19`0" x 15`2"
Furnace/Utility Room	Main	11`7" x 10`0"	Bedroom	Upper	14`7" x 14`6"
Exercise Room	Upper	25`5" x 11`0"	Loft	Upper	19`3" x 26`2"
Loft	Upper	34`3" x 25`10"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0612546**

Zoning: **A**

Remarks

Pub Rmks: **Welcome to your dream retreat nestled in the breathtaking Foothills close to Calgary and 5 minutes from Millarville. This stunning Barndominium-style home offers unparalleled luxury and versatility on 27.5 acres of rolling hills and lush treed property, with a dramatic Rocky Mountain backdrop. Spanning two spacious levels, this multi-family residence boasts 7 bedrooms and 5 bathrooms, ideal for extended family living or investment opportunities. There's an assumable mortgage at a great rate of 1.99% until May 2026 for approximately \$1.2 Million of the purchase price. Enjoy the convenience of shared laundry facilities complete with a shower and urinal by the Pool area so you can shower up and throw your wet Swimsuits and Towels into the Washer/Dryer. The heart of this home is the Gourmet kitchens on each side with luxury finishes, soaring ceilings, and big picture windows that frame the natural beauty outside. Gather around the huge floor-to-ceiling mantles encased around the gas fireplaces, or entertain effortlessly in the open-concept living spaces adorned with glorious chandeliers. Luxuriate in the 14 by 34 foot indoor pool area featuring humidity control vents, Bar Station with Kegerator Draft Tap and Big Screen TV with Stereo to pump your Favorite tunes. This massive Home is complemented by radiant heated floors and Dual forced air furnaces (one for each side), plus added Insulation in the Walls and Ceiling for year-round comfort. On those Hot Summer days you can enjoy the cooling comforts of Air Conditioning or take a dip in the Pool. A loft area offers recreation and gaming potential, or a place to kick back and relax. Outside, discover an entertainer's paradise with a gigantic fire pit, multiple decks, and patios overlooking the expansive landscape. Take a spin on the Quad, Gator or Dirt Bikes through the trees and pathways around the Acreage. For the Equestrian Lover there is plenty of Room to create a Horse Paddock or Training Arena and you can build a 30 by 42 foot garage/shop with the Steel Beam package Included (same construction materials as the Home). This home was designed with a top-notch mechanical room, and premium materials. This exceptional property combines meticulous attention to detail with the ultimate in modern comfort, making it an unmatched opportunity for those seeking both luxury living and investment potential in Alberta's stunning countryside. Call your favorite Realtor to view today.**

Inclusions: **n/a**
 Property Listed By: **RE/MAX First**

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