



THE
A-TEAM

**RE/MAX
FIRST**

48190 450 Avenue, Rural Foothills County T1S 6A2

MLS® #: **A2149441**

Area: **NONE**

Listing Date: **07/13/24**

List Price: **\$1,675,000**

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: **1981**

Lot Information

Lot Sz Ar: **2,950,318 sqft**
Lot Shape:

Access:

Lot Feat: **Farm,Landscaped,Many Trees,Native Plants,Pasture,Secluded,See Remarks,Views**
Park Feat: **Double Garage Detached,Garage Door Opener**

DOM

65
Layout
Beds: **5 (4 1)**
Baths: **3.0 (3 0)**
Style: **2 Storey**
Split,Acreage with Residence

Parking

Ttl Park: **0**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Fire Pit,Lighting,Private Yard**

Construction: **Composite Siding,Wood Frame**
Flooring: **Laminate,Other,Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Recessed Lighting,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	22`4" x 14`5"
Living Room	Main	16`3" x 13`6"
Bedroom	Main	11`3" x 9`7"
4pc Bathroom	Main	9`7" x 5`11"
Bedroom - Primary	Second	15`3" x 14`5"
4pc Ensuite bath	Second	8`4" x 7`8"

Room	Level	Dimensions
Dining Room	Main	34`11" x 9`6"
Bedroom	Main	12`0" x 9`1"
Laundry	Main	8`3" x 6`5"
Mud Room	Main	14`4" x 9`7"
Walk-In Closet	Second	7`11" x 4`1"
Bedroom	Second	15`7" x 9`6"

Library
Game Room
3pc Bathroom

Second
Basement
Basement

15`3" x 11`10"
13`9" x 11`7"
9`1" x 5`7"

Family Room
Bedroom

Basement
Basement

30`10" x 3`6"
10`8" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
Ag

Remarks

Pub Rmks:

This one has it all.....beautifully updated home, privacy plus plus, mountain views to live for & only 15 minutes from Okotoks!! This two story split home, situated on 67.73 acres, offers 3500+ sq ft of living space - 5 bedrooms and 3 bathrooms. Open concept main floor kitchen,dining and living room offers the perfect setting for family and friends to gather. Dining / living room, with vaulted wood ceiling, is accented by stone fireplace. The kitchen, updated in 2019, features silestone counters, center island with eating bar, roll out shelving, soft close drawers and doors, built in wine cooler, built in microwave oven, built in dishwasher, undercounter lighting and a six burner gas stove with industrial hood fan. The main floor is completed with two bedrooms, updated 4 piece bathroom with granite countertop, laundry room and large entry with plenty of space for your outdoor wear. The upper loft is home to the spacious master suite complete with updated 4 piece ensuite with granite countertop & porcelain tile flooring and shower plus walkin closet.. Also located on the upper is a bedroom and library/sitting area. The fully finished walk out basement opens to west facing stamped concrete patio.....did I mention the mountain views to live for?? The completely renovated basement, including all electrical in the basement updated, features a large family room with thermostatically controlled gas fireplace, a bedroom and a 3 piece bathroom with porcelain tile shower and granite countertop. Spacious south facing deck is the perfect spot to enjoy morning coffee....or turn on the recessed lighting for evening entertaining!! Double detached garage is attached to the shop. The shop is heated and has 200 amp service. Two storage sheds and a chicken coop round out this amazing property. Recent upgrades to tihs property include hot water tank in 2023, pressure tank in 2022, water pump in 2016 and asphalt shingles in 2023. and all toilets are low flow. **Are you thinking 68 acres is too much land for you....not to worry...the approximately 42 acres of crop land plus the pasture land is leased by local farmers who would like to continue leasing the land....bringing you revenue every year!!** Book your private viewing today....properties like this don't last long!! Please do not enter without an appointment.****

Inclusions:
Property Listed By:

**Built in shelving in shop & garage, Storage shed, Chicken coop with winter window covers, Hood fan
CIR Realty**

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