

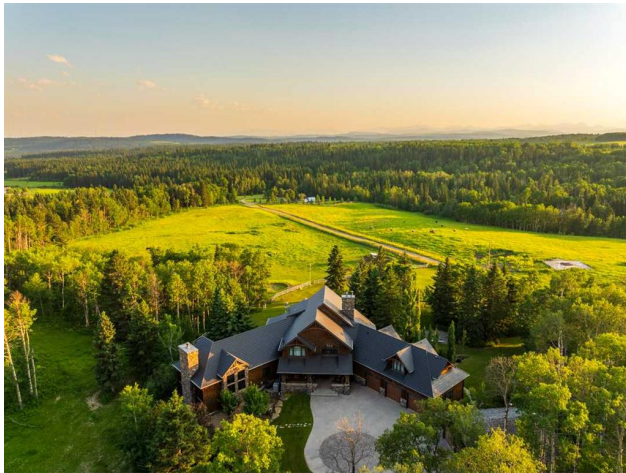


THE A-TEAM

RE/MAX FIRST

154029 264 Street #10, Rural Foothills County TOL 1W0

MLS@#: A2149719 Area: NONE Listing 07/18/24 List Price: \$4,495,000
Status: Active County: Foothills County Change: -\$500k, 19-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Rural Foothills County
Year Built: 2007
Lot Information
Lot Sz Ar: 6,698,656 sqft
Lot Shape:

DOM

125
Layout
Beds: 7 (4 3)
Baths: 5.5 (5 1)
Style: 2 Storey, Acreage with Residence

Parking

Ttl Park: 12
Garage Sz: 9

Access:
Lot Feat: Back Yard, Front Yard, Lawn, Garden, Landscaped, Treed, Views
Park Feat: Additional Parking, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, Triple Garage Detached

Utilities and Features

Roof: Metal
Heating: In Floor, Forced Air, Natural Gas
Sewer: Septic Field, Septic Tank
Ext Feat: Balcony, Dog Run, Fire Pit, Garden, Private Yard, RV Hookup, Uncovered Courtyard

Construction: Cedar, Stone, Wood Frame
Flooring: Ceramic Tile, Hardwood, Stone
Water Source: Well
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Range, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Int Feat: Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Foyer, Living Room, Dining Room, Den, Kitchen, and Pantry.

Mud Room	Main	10`3" x 10`6"	2pc Bathroom	Main	10`0" x 7`9"
Bedroom	Main	20`3" x 11`11"	3pc Bathroom	Main	10`0" x 12`2"
Bedroom - Primary	Upper	19`7" x 21`8"	Walk-In Closet	Upper	11`6" x 17`2"
5pc Ensuite bath	Upper	24`9" x 15`4"	Bedroom	Upper	17`11" x 13`1"
Bedroom	Upper	22`6" x 18`0"	4pc Bathroom	Upper	8`11" x 4`11"
Laundry	Upper	7`11" x 5`0"	Other	Upper	10`1" x 11`0"
Family Room	Lower	22`9" x 20`11"	Kitchen	Lower	12`10" x 19`5"
Game Room	Lower	27`4" x 27`2"	Bedroom	Lower	17`9" x 20`1"
Bedroom	Lower	15`11" x 14`2"	Bedroom	Lower	15`4" x 13`0"
3pc Bathroom	Lower	9`5" x 9`0"	5pc Bathroom	Lower	15`4" x 9`8"
Laundry	Lower	7`10" x 6`2"	Storage	Lower	8`5" x 16`6"
Furnace/Utility Room	Lower	13`0" x 12`5"	Furnace/Utility Room	Lower	5`4" x 12`7"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **AG**
Legal Desc: **0513416**

Remarks

Pub Rmks: **\$500,000 Price Reduction!**STONEWOOD RANCH - This is the opportunity to build your family legacy nestled in the world renowned Alberta Foothills. This property is centrally located between Calgary, Priddis and Bragg Creek only 10 minutes to the city limits or 25 minutes to downtown Calgary. This magnificent estate features 153 Acres of gorgeous land with a masterfully built custom home and outbuildings including a second garage plus a ~40x60 Double Volume Oversized Heated Shop. An equestrian paradise, this property is fully fenced and cross fenced and features a gated driveway that leads you through the forest to the home with striking curb appeal including natural stone and timber detailing. With mountain craftsman style, this house boasts over 8300SF of space including 7 Bedrooms & 5 ½ Baths. Upon entry be captivated with timeless and exquisite craftsmanship from stone detailing to millwork accents. The gourmet kitchen is equipped with top-of-the-line appliances, copper sink, limestone counters & island with custom cabinetry, Rundle Stone encases a 6 burner Viking range, making it perfect for culinary adventures and entertaining guests. Adjacent to the kitchen, the great room features a beautiful fireplace, creating a warm and inviting atmosphere for all to gather. A large bedroom and den/office offer convenience on this level. The master suite is a true sanctuary, offering a spacious bedroom with large windows and balcony that overlook the serene landscape, a luxurious ensuite bathroom with a soaking tub, stone shower and a walk-in closet. Additional bedrooms are generously sized and well-appointed, providing comfort and privacy for family and guests. For those who love to entertain, the lower level of the home offers a fantastic recreation area complete with a kitchen, family room with fireplace, and multipurpose room with expansive ceilings with a putting green and room for any activity imaginable. The three lower level bedrooms are large with walk-in closets. Equally as impressive as the fit & finish is the structure and mechanical of this home including details like boilers, high velocity fancoils, spray foam and so much more. Book your private tour today to experience Stonewood Ranch and visualize your future lifestyle.**

Inclusions: **2nd Refrigerator, 2nd Washer/Dryer, 2nd Dishwasher, 3rd Refrigerator**
Property Listed By: **eXp Realty**

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

