



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2149719**

Area: **NONE**

Listing Date: **07/18/24**

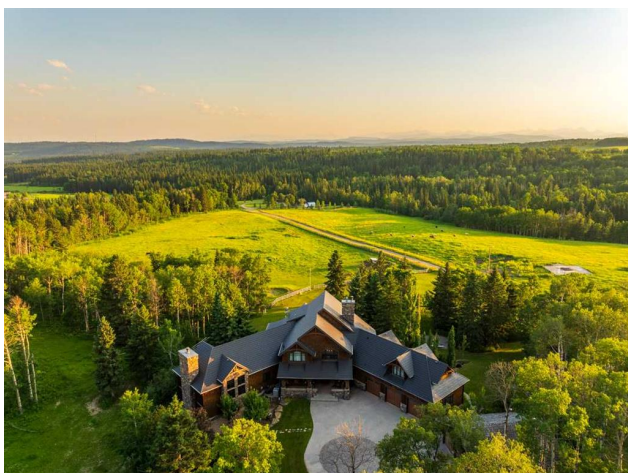
List Price: **\$4,495,000**

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**

Finished Floor Area  
Abv Sqft: **4,750**  
Low Sqft:  
Ttl Sqft: **4,750**

DOM

**156**  
Layout  
Beds: **7 (4 3 )**  
Baths: **5.5 (5 1)**  
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **6,698,656 sqft**  
Lot Shape:

Parking

Ttl Park: **12**  
Garage Sz: **9**

Access:

Lot Feat:

Park Feat:

**Back Yard, Front Yard, Lawn, Garden, Landscaped, Treed, Views  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>11`6" x 13`7"</b>	<b>Den</b>	<b>Main</b>	<b>13`10" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`8" x 27`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>18`9" x 17`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 17`0"</b>	<b>Pantry</b>	<b>Main</b>	<b>7`3" x 6`4"</b>

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

Legal/Tax/Financial

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

Remarks

Pub Rmks: **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 1/2 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**



