



THE
A-TEAM

**RE/MAX
FIRST**

243083 16 Street, Rural Foothills County T0L 0X0

MLS® #: **A2149806** Area: **NONE** Listing Date: **07/19/24** List Price: **\$2,125,000**
 Status: **Active** County: **Foothills County** Change: **-\$100k, 15-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **1986**
Lot Information
 Lot Sz Ar: **436,906 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,076**
 Low Sqft:
 Ttl Sqft: **2,076**

DOM

59
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Gazebo,Front Yard,Lawn,Garden,No Neighbours Behind,Irregular Lot,Landscaped,Many Trees,Open Lot,Private,Treed,Views,Wooded Driveway,Garage Faces Front,Heated Garage,Parking Pad,Paved,RV Access/Parking,Triple Garage Attached,Workshop in Garage**
 Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Mid Efficiency,Forced Air,Natural Gas**
 Sewer: **Septic Field**
 Ext Feat: **Awning(s),Barbecue,Fire Pit,Garden,Lighting,Private Entrance,Private Yard,Rain Gutters,Storage**

Construction: **Brick,Wood Frame,Wood Siding**
 Flooring: **Ceramic Tile,Hardwood,Laminate,Parquet,Tile**
 Water Source: **Cistern,Private,Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Electric Oven,Electric Stove,Garage Control(s),Gas Water Heater,Humidifier,Microwave,Oven,Range Hood,Refrigerator,Washer,Water Conditioner,Water Softener,Window Coverings**

Int Feat: **Beamed Ceilings,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,Laminate Counters,Natural Woodwork,Open Floorplan,Sauna,Separate Entrance,Soaking Tub,Storage,Tile Counters,Vaulted Ceiling(s)**

Utilities: **Electricity Connected,Natural Gas Connected,High Speed Internet Available,Satellite Internet Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`2" x 5`0"
Bedroom	Main	12`11" x 9`3"
Dining Room	Main	12`5" x 8`4"
Great Room	Main	27`9" x 19`4"
Bedroom - Primary	Main	13`9" x 18`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
6pc Bathroom	Main	7`3" x 14`0"
Breakfast Nook	Main	14`7" x 13`10"
Kitchen	Main	13`2" x 13`10"
Mud Room	Main	20`2" x 5`7"
Sunroom/Solarium	Main	7`7" x 17`1"

4pc Ensuite bath
 Bedroom
 Kitchen With Eating Area
 Furnace/Utility Room

Basement
 Basement
 Basement
 Basement

4`10" x 8`6"
 14`6" x 8`6"
 10`7" x 17`9"
 6`10" x 6`9"

4pc Ensuite bath
 Bedroom
 Game Room

Basement
 Basement
 Basement

4`10" x 8`6"
 13`11" x 17`5"
 14`1" x 18`7"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

9312226

Zoning:
 CR

Remarks

Pub Rmks:

Hidden away in the country on 10 acres, with a private entry road and a tree shaded lot, sits a gorgeous, stunning 4 bedroom bungalow with Mountain views. Located south of Dunbow Rd on the top of a hill between Deerfoot Trail and Macleod Trail Five minutes from shopping, restaurants, and a hospital that makes this a stellar location. This beautifully landscaped property, not only has curb appeal but upon entering the house you will be mesmerized by its lavish decorum and open plan living space. The main level boasts vaulted ceilings and a wood fireplace in the warm and inviting Great Room. Very well maintained ,hardwood floors can be found throughout the entire main level. A spacious "country kitchen" complete with oak finished cupboards, plenty of cabinet space, an oversized kitchen nook facing out to a large window is an entertainers dream! Two very generous size bedrooms , 3 full bathrooms as well as another two piece bathroom Dining room as well as a warm and comfortable sunroom complete the main level .Unique to this home is a fully finished downstairs Illegal suite, complete with a full kitchen, family room, fireplace ,2 bedrooms and 2 full bathrooms. Outside you can have your own private resort as you can enjoy the pool, sauna and change rooms. A three car heated garage is also a bonus There is no shortage of amenities in this very special home. The roof was replaced and the exterior completely painted in 2021. The mechanical system includes 2000 liters of water storage ,two hot water tanks ,water softener, water filter all supplied by two wells with a 13 gpm capacity. The outside living area includes a two stall building for horses ,20 by 40 ft heated pool ,two firepits and a sauna with changeroom. The Quonset boasts a 55 ft by 35 ft wide shop area with an oversized door. included is a storage , possible two story crafting studio area with a heated floor. This is an amazing property and a must have .Book a showing today

Inclusions:
 Property Listed By:

N/A
 MaxWell Canyon Creek

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











