



THE
A-TEAM

**RE/MAX
FIRST**

274172 112 Street #10, Rural Foothills County T1S 0W5

MLS® #: **A2150922**

Area: **NONE**

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

List Price: **\$2,875,000**

Status: **Active**

County: **Foothills County**

Change: **-\$224k, 04-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **2,258**
Low Sqft:
Ttl Sqft: **2,258**

DOM

125
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **2,613,600 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Paved, See Remarks**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Metal**
Heating: **Boiler, In Floor, Natural Gas**
Sewer: **Septic System**
Ext Feat: **BBQ gas line**

Construction: **Metal Siding, Wood Siding**
Flooring: **Carpet, Hardwood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dryer, Gas Stove, Refrigerator, Washer**
Int Feat: **Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	21`5" x 14`6"	Dining Room	Main	11`10" x 7`9"
Bedroom - Primary	Main	16`11" x 15`4"	Bedroom	Main	18`4" x 12`1"
Bedroom	Main	14`8" x 11`5"	Laundry	Main	8`4" x 13`10"
Living Room	Main	22`2" x 16`5"	Pantry	Main	8`5" x 7`2"
4pc Ensuite bath	Main	14`10" x 12`8"	4pc Bathroom	Main	11`7" x 10`3"
2pc Bathroom	Main	7`9" x 2`8"	Loft	Main	5`11" x 10`5"

Family Room
Bedroom
4pc Bathroom

Lower
Lower
Lower

22`9" x 32`6"
10`11" x 13`10"
5`6" x 7`10"

Exercise Room
Office
Storage

Lower
Lower
Lower

16`6" x 14`6"
12`11" x 14`6"
26`9" x 18`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
A

0213287

Remarks

Pub Rmks:

ESCAPE to PRIVACY, SPACE, QUIETNESS, NATURE and SERENITY! Beautiful, contemporary, virtually new, fully developed walkout bungalow on lovely 60 ACRES in Foothills County, about 20 minutes to the south area of Calgary and approx. 15 minutes to Okotoks. The land is gently sloped and has a wonderful mixture of trees and open areas. The 1 year-old home was built by Bradmar Homes in 2023 and contains expansive windows throughout allowing calming views of nature from virtually every room. A long winding driveway leads to a wonderful private setting for this home where one feels tranquility and a sense of escape. The home has efficient and modern construction materials and is a practical design for family living and entertaining. The main floor contains a grand living room space with full height windows, open to dining area and gourmet kitchen with large island, pantry, and high-quality SS appliances. The primary has full height windows and spa like en suite. There are 2 additional bedrooms, one including a kid's playing loft, 4-piece jack & jill bathroom, 2-piece powder room, large laundry room with built ins. The lower level has expansive recreation room and gym with glass wall, corner home office, additional bedroom, 4-piece bath and large unfinished room with separate entrance. Some additional features include triple pane windows, A/C, custom on site cabinetry, metal roof, aggregate front porch, sidewalk and patio, low maintenance soffits, metal and engineered simulated woodgrain exterior, 200-amp service, excellent well and there is also a Mobile home at the front of the property currently rented. The seller will remove mobile home before possession if desired. The large land parcel provides endless options for enjoyment and further custom treatment. MAJOR PRICE ADJUSTMENT.

Inclusions:
Property Listed By:

None
Royal LePage Solutions

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











