



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

Year Built:

2023

Lot Information

Lot Sz Ar:

2,613,600 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,258

Low Sqft:

Ttl Sqft:

2,258

DOM

275

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

**Gentle Sloping,Landscaped,Many Trees,No Neighbours Behind,Paved,See Remarks
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

Kitchen

Bedroom - Primary

Bedroom

Living Room

4pc Ensuite bath

2pc Bathroom

Level

Main

Main

Main

Main

Main

Main

Dimensions

21`5" x 14`6"

16`11" x 15`4"

14`8" x 11`5"

22`2" x 16`5"

14`10" x 12`8"

7`9" x 2`8"

Room

Dining Room

Bedroom

Laundry

Pantry

4pc Bathroom

Loft

Level

Main

Main

Main

Main

Main

Main

Dimensions

11`10" x 7`9"

18`4" x 12`1"

8`4" x 13`10"

8`5" x 7`2"

11`7" x 10`3"

5`11" x 10`5"

Family Room	Lower	22`9" x 32`6"	Exercise Room	Lower	16`6" x 14`6"
Bedroom	Lower	10`11" x 13`10"	Office	Lower	12`11" x 14`6"
4pc Bathroom	Lower	5`6" x 7`10"	Storage	Lower	26`9" x 18`9"
Legal/Tax/Financial					

Title:		Zoning:	
Fee Simple		Agriculture	
Legal Desc:	0213287		Remarks

Pub Rmks:	<p>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.</p>
Inclusions:	None
Property Listed By:	Royal LePage Solutions

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











