



THE
A-TEAM

**RE/MAX
FIRST**

594072 8 Street, Rural Foothills County T1V 1N2

MLS® #: **A2152407** Area: **NONE** Listing Date: **08/05/24** List Price: **\$1,000,000**
 Status: **Pending** County: **Foothills County** Change: **-\$50k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **392,040 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Conservation,Lawn,Landscaped,Secluded,Treed,Views**
 Park Feat: **Double Garage Detached,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,946**
 Low Sqft:
 Ttl Sqft: **1,946**

DOM

44
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Acreeage with Residence,Bungalow**
Parking
 Ttl Park: **0**
 Garage Sz: **2**

Utilities and Features

Roof: **Rubber,Shake** Construction: **See Remarks**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Slate,Tile,Wood**
 Sewer: **Septic Field,Septic Tank** Water Source: **Well**
 Ext Feat: **BBQ gas line,Fire Pit,Storage** Fnd/Bsmt: **Combination,Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Water Conditioner,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`8" x 15`10"	Bedroom - Primary	Main	14`8" x 12`9"
5pc Ensuite bath	Main	10`8" x 12`9"	Living Room	Main	24`9" x 19`10"
Kitchen	Main	12`10" x 19`0"	Dining Room	Main	11`11" x 19`0"
3pc Bathroom	Main	5`9" x 11`4"	Bedroom	Main	14`3" x 10`4"
Bedroom	Main	10`7" x 14`11"	Bedroom	Basement	16`2" x 13`9"
3pc Bathroom	Basement	9`7" x 10`9"	Family Room	Basement	27`5" x 19`11"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**27` 5" x 18` 3"
16` 8" x 15` 4"**

Bedroom

Basement

16` 8" x 9` 2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR

0412798

Remarks

Pub Rmks:

Welcome to this 9-acre slice of paradise just off of Highway 2 south of High River with paved access and stunning mountain views. This cedar log home, boasting five bedrooms and three bathrooms, has been meticulously maintained and tastefully updated throughout. As you step inside, you will notice the incredible craftsmanship and design along with an open-concept living room, kitchen and dining area with vaulted ceilings, a wood-burning fireplace and large west-facing windows offering natural light and pristine mountain views. The primary bedroom has a walk-in closet, a newly renovated bathroom, and french doors leading out to the wrap-around balcony. The main floor has 2 additional bedrooms along with a bathroom and access to both west and east-facing patios. As you step down into the walk-out basement, you will discover a versatile space ideal for a living room, games area, and personal gym, flooded with natural light. The plush carpeting with its supportive underlay extends into the two basement bedrooms, one of which offers direct access to the elegantly designed three-piece bathroom. The oversized garage, like everything else, was built to perfection, utilizes rubber roofing with a lifetime warranty, and can handle anything Alberta weather can throw at it. The property line is fully fenced and has over 300 poplar and willow trees planted with a drip irrigation system plus lilac and apple trees planted closer to the property. This unique home offers an entryway into the Albertan dream and won't last long so schedule your viewing today!

Inclusions:

Hot tub, kitchen island, silver and white refrigerator and freezer located in utility room, trampoline, C-can and it's contents (inside will only be construction materials helpful to the new home owner)

Property Listed By:

CIR Realty

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













