



THE
A-TEAM

**RE/MAX
FIRST**

322136 8 Street, Rural Foothills County T1S 1A2

MLS® #: **A2153641**

Area: **NONE**

Listing Date: **08/02/24**

List Price: **\$1,695,900**

Status: **Active**

County: **Foothills County**

Change: **-\$50k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1975**

Finished Floor Area
Abv Sqft: **3,328**
Low Sqft:
Ttl Sqft: **3,328**

DOM

110
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **247,420 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz: **2**

Access:

Lot Feat: **Gazebo, Front Yard, Lawn, Garden, Landscaped, Many Trees, Private, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Fire Pit, Garden, Lighting, Private Yard**

Construction: **Concrete, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source: **Cistern, Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Double Oven, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Refrigerator, Trash Compactor, Washer, Window Coverings**
Int Feat: **Bookcases, Central Vacuum, Kitchen Island, Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	22`8" x 11`11"	Dining Room	Main	15`6" x 11`11"
Living Room	Main	16`8" x 15`11"	Family Room	Main	14`7" x 11`11"
Sunroom/Solarium	Main	18`2" x 9`8"	Den	Main	12`7" x 10`11"
Office	Basement	14`10" x 8`7"	Library	Second	17`10" x 8`11"

Hobby Room	Basement	11`4" x 10`4"	Other	Basement	19`4" x 12`8"
Laundry	Main	6`11" x 5`6"	Furnace/Utility Room	Basement	15`3" x 13`11"
Balcony	Second	14`3" x 4`11"	Bedroom - Primary	Second	29`4" x 11`7"
Bedroom	Second	18`6" x 13`11"	Bedroom	Second	17`11" x 12`8"
3pc Bathroom	Main	9`4" x 8`11"	4pc Ensuite bath	Second	12`2" x 9`3"
5pc Bathroom	Second	12`2" x 8`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
 Legal Desc: **9111950**

Remarks

Pub Rmks: *** Please view the video in additional images* Welcome to this unique beautiful two storey home located just 3 minutes from Okotoks on just under 6 acres with spectacular mountain views. This home boasts 4,244 sqft of living space with a recently renovated kitchen with two islands, eating bar, full dining room, living room with fireplace and family room on the main floor. Just steps outside the kitchen is a cozy sunroom to enjoy for three seasons. Upstairs the large primary bedroom features a large ensuite, sitting area, fireplace and study. The second floor also contains two large bedrooms and a five piece bathroom. Part of the basement development is used for a salon business which still functions and includes an attached office. Outside the front door is a beautiful garden with a fabulous lit sitting area with a decorative fountain. The patio at the back of the home has a firepit and a large gazebo to entertain your guests. Double attached garage and there are several out buildings are at the back of the property for storage. This home is minutes from the new shopping center on the North end of Okotoks yet far enough away to enjoy the peaceful and quiet landscape in this private yard.**

Inclusions: **Additional Refrigerator**
 Property Listed By: **Manor Hill Realty YYC Inc.**

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











