



THE
A-TEAM

**RE/MAX
FIRST**

242132 88 Street, Rural Foothills County T1S 3Y3

MLS® #: **A2154436**

Area: **NONE**

Listing Date: **08/27/24**

List Price: **\$1,300,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2001**
Lot Information
Lot Sz Ar: **189,486 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,697**
Low Sqft:
Ttl Sqft: **3,697**

DOM

22
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn**
Park Feat: **Double Garage Attached, Driveway, Garage Door Opener, Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Geothermal**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Other, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Bookcases, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`8" x 26`8"
Breakfast Nook	Main	12`4" x 11`7"
Bedroom - Primary	Main	14`5" x 13`1"
5pc Ensuite bath	Main	12`7" x 9`7"
Bedroom	Second	14`5" x 18`11"
Bedroom	Second	15`3" x 18`1"

Room	Level	Dimensions
Kitchen	Main	19`1" x 14`0"
Dining Room	Main	12`4" x 13`10"
Den	Main	12`5" x 10`8"
Laundry	Main	9`7" x 11`7"
Bedroom	Second	12`6" x 19`10"
Storage	Second	12`8" x 14`8"

5pc Bathroom
Storage
2pc Bathroom

Second
Lower
Main

13`4" x 6`0"
17`10" x 14`11"

Loft
Furnace/Utility Room

Second
Lower

11`11" x 24`0"
18`3" x 15`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0011932

Zoning:
CR

Remarks

Pub Rmks: **Discover this stunning, meticulously designed family home set on over 4 acres between Calgary and Okotoks, featuring breathtaking mountain views. As you approach the front porch and enter through the soaring vaulted foyer, you'll be greeted by elegant iron and maple railings. The great room, adorned with panoramic windows, offers a perfect backdrop to the spectacular scenery. The gourmet kitchen boasts Silestone quartz countertops, a cherry wood island with an eating bar, high-end stainless steel appliances, and a prep area with a French-style archway and pantry. The master suite is a private retreat, complete with two walk-in closets, a five-piece bath, and a cozy sitting area. Upstairs, you'll find a library loft, spacious and three bright bedrooms, with two rooms featuring built-in wall units and window benches. A separate entrance leads to the bonus room/office, which includes a fireplace and built-in wall unit. Enjoy the best of country living combined with advanced "work from home" technology and an efficient geothermal heating and cooling system.**

Inclusions:
Property Listed By:

**Alarm System w/o monitoring contract
eXp Realty**

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





242132 88 St E, De Winton, AB

Main Floor Exterior Area 2051.05 sq ft
Interior Area 1944.91 sq ft
Excluded Area 620.48 sq ft











