



THE
A-TEAM

**RE/MAX
FIRST**

64228 306 Avenue, Rural Foothills County T1S 7A6

MLS® #: **A2154577**

Area: **NONE**

Listing Date: **08/01/24**

List Price: **\$1,649,000**

Status: **Active**

County: **Foothills County**

Change: **-\$50k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2022**

Finished Floor Area
Abv Sqft: **3,417**
Low Sqft:
Ttl Sqft: **3,417**

DOM

174
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **1 and Half Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **283,140 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **1**

Access:
Lot Feat: **Back Yard, Brush, Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Metal**
Heating: **In Floor**
Sewer: **Mound Septic**
Ext Feat: **Private Yard**

Construction: **Metal Siding**
Flooring: **Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Slab**

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`5" x 8`9"	Living Room	Main	19`5" x 20`9"
Dining Room	Main	11`9" x 13`6"	Kitchen	Main	11`3" x 14`10"
Office	Main	7`6" x 10`1"	Mud Room	Main	8`0" x 10`5"

Bedroom - Primary **Main** **11`4" x 14`1"**
Bedroom **Main** **10`6" x 11`6"**
Furnace/Utility Room **Main** **6`4" x 10`9"**
Bonus Room **Upper** **16`0" x 24`0"**
5pc Ensuite bath **Main** **10`0" x 14`1"**
3pc Bathroom **Upper** **5`3" x 8`6"**

Bedroom **Main** **10`6" x 11`6"**
Laundry **Main** **5`3" x 7`10"**
Bedroom **Upper** **16`0" x 21`3"**
2pc Bathroom **Main** **3`4" x 5`8"**
5pc Bathroom **Main** **7`10" x 8`3"**

Legal/Tax/Financial

Title: **Zoning:**
Fee Simple **CRES**
Legal Desc:

Remarks

Pub Rmks: **Set in the newly branded Foothills Alberta, minutes from Calgary; beautiful 3400+ sq. ft. home that features care free maintenance and is surrounded with established meadows framed by trembling aspens. Thoughtfully and carefully designed to amplify both coziness and luxury, the warm efficient country themed interior offers vaulted ceilings with eight foot doors, while deep-set windows promote magnificent views. Wide vinyl plank flooring throughout is heated by a state-of -the art Hexcore system, specifically designed for use under rigid floating floors. On the main level, the home reveals up to date details in the open plan chef's kitchen/dining room, spacious living room gas fireplace and study/library/office. Privacy is punctuated by the east end master bedroom with direct access to the serene outdoors, spacious walk-in closet and large five piece ensuite. The west end completes two additional bedrooms, laundry room, mud room, and generous bathroom. Upstairs the saying "a room with a view " is an understatement! This fully finished 920 sq. ft. loft has two separate areas with a three piece bathroom. The space awaits your creativity! A VALUE ADDED LOCATION!! This property is a short drive North to Calgary or South to the energetic growing town of Okotoks. Strathcona-Tweedsmuir School and Calgary Polo Club can be seen to the East with Spruce Meadows 15 minutes to the North. You will enjoy the elevated lifestyle provided by this acreage Enjoy the peaceful serenity of this land with elevations that showcase spectacular and expansive city and valley views! Also adjoining is 2 LOTS for sale.**
Inclusions: **garage remotes (2), three wall mounted televisions, all window coverings.**
Property Listed By: **Royal LePage Solutions**

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











