



THE
A-TEAM

**RE/MAX
FIRST**

450197 216 Street, Rural Foothills County T0L2A0

MLS® #: **A2155146**

Area: **NONE**

Listing Date: **08/13/24**

List Price: **\$1,698,000**

Status: **Active**

County: **Foothills County**

Change: **-\$102k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2000**

Finished Floor Area
Abv Sqft: **2,001**
Low Sqft:
Ttl Sqft: **2,001**

DOM

93
Layout
Beds: **2 (1 1)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **2,469,416 sqft**
Lot Shape: **327.77 X 561.20 M**
SEE RPR IN SUPPLEMENTS

Parking

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

Access:

Low Maintenance Landscape, Views

Lot Feat:

Additional Parking, Double Garage Attached, RV Access/Parking

Park Feat:

Utilities and Features

Roof: **Shake, Wood**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic Field**
Ext Feat: **Fire Pit, Private Yard**

Construction: **Wood Frame, Wood Siding**
Flooring: **Carpet, Laminate**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Bar, Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	21`0" x 10`2"
Great Room	Main	27`1" x 21`0"
Office	Main	8`8" x 15`8"
4pc Bathroom	Main	4`11" x 10`10"
Laundry	Main	8`3" x 4`11"
Bedroom	Basement	10`2" x 18`2"
3pc Bathroom	Basement	6`0" x 5`3"
Guest Suite	Suite	60`0" x 25`0"

Room	Level	Dimensions
Kitchen	Main	12`2" x 14`4"
Foyer	Main	8`10" x 14`6"
Bedroom - Primary	Main	17`5" x 13`8"
2pc Bathroom	Main	4`11" x 4`11"
Game Room	Basement	20`1" x 29`7"
3pc Ensuite bath	Basement	6`0" x 5`10"
Furnace/Utility Room	Basement	7`0" x 6`2"

Title: **Fee Simple**
 Zoning: **AG**
 Legal Desc: **1110396**

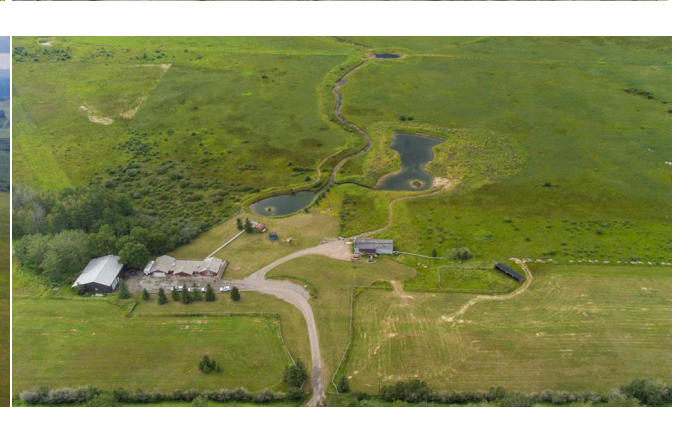
Remarks

Pub Rmks: **TWO RESIDENCES -ONE BEAUTIFUL PROPERTY! Are you and your family ready for a fresh start in a breathtaking natural setting? A place where three generations could easily live in quiet harmony. Coulee Creek offers an enchanting 56-acre retreat just west of Diamond Valley, where the beauty of nature surrounds you at every turn. BONUS- TWO DWELLINGS! Imagine living amidst three picturesque ponds, teeming with fish (including rainbows and browns), and a serene stream that weaves through the landscape, creating a tranquil escape. As you explore this stunning property, you'll be captivated by sweeping mountain views and diverse topography that adds a certain peace and charm to your everyday living. Perfect for equestrians, Coulee Creek comes equipped with cross-fencing and multiple horse shelters, ready for your four-legged friends. The thoughtfully designed outdoor spaces feature a playground for family fun and a delightful boardwalk leading to a spacious fire pit overlooking the pond—ideal for cozy gatherings under big sky country. Originally built in 1960, this sprawling 2,000- square-foot rancher underwent significant renovations in 2000, effectively updating its construction year. It just feels like home. Is it the grand great room with vaulted ceilings, skylights and wood burning stove, perfect for the those family gatherings? Or it the expansive kitchen with bakers island, wrap around deck access and VIEWS where all your little chefs will learn that family recipe? Built for family with large primary suite with 3 piece "cheat suite", main floor office and laundry area...Wait, did we forget to mention the WALKOUT basement with spacious recreation room(hide-a-bed included) with a freestanding gas fireplace, a large second bedroom with its own 3-piece ensuite, and an additional guest bathroom. The lower deck also features a hook up for HOT TUB, where you can unwind after a long day. If you are thinking of the perfect multi-generational spot you will appreciate the fully accessible 1,500-square-foot second residence, beautifully remodelled in 2019. With 3 bedrooms, an open floor plan, and 2 full baths—including a wheelchair-accessible ensuite—it's truly perfect! Need a SHOP, RV Storage? Take advantage of a 2,400-square-foot shop built in 2004 with a dedicated tack room, potential office space and a large loft area, all on a paved driveway. Easy access only 8 minutes to all the amenities the Diamond Valley has to offer and knocking on the door of all that Kananaskis has to offer! Diamond Valley enjoys multiple pathway systems, amazing schools and extracurricular activities, Hospital and truly the best community members! Are you ready to join this amazing area? View Today!**

Inclusions: **HOT TUB , DUCK SHED , SIDE BY SIDE IN SHOP**
 Property Listed By: **RE/MAX Complete Realty**

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

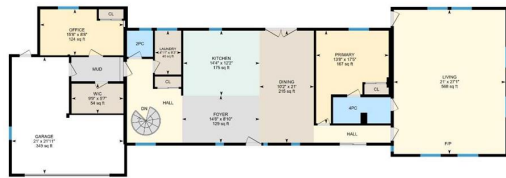






450197 216 St W, Turner Valley, AB

Main Floor Exterior Area 2091.79 sq ft
Interior Area 1875.67 sq ft
Excluded Area 278.61 sq ft



PREPARED: 2024/06/14



White regions are excluded from total floor area in GAUGE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.









450197 216 St W, Turner Valley, AB

Main Floor Exterior Area 1499.01 sq ft
Interior Area 1407.09 sq ft



PREPARED: 2024/05/14



While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.