



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

37

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
Legal Desc:

1110396

Zoning:
AG

Remarks

Pub Rmks: **Welcome to Coulee Creek! Discover an enchanting 56-acre haven just west of Diamond Valley, where nature's beauty unfolds in every direction. This picturesque property features three ponds, annually stocked with fish (including rainbows and browns last year), and a serene stream winding between the ponds through the landscape. As you explore, you'll be captivated by breathtaking mountain views and the varied topography that adds character to this stunning retreat. The property is already set up for horses, with cross-fencing and several horse shelters. Well-designed outdoor spaces include a playground area and a charming walkway of boardwalk planks leading to a massive fire pit overlooking the pond. This property offers tremendous potential, starting with the main house. Originally built in 1960, this sprawling 2,000-square-foot rancher underwent significant renovations in 2000, effectively updating its construction year. Inside, a grand great room invites you and your family to unwind around a cozy woodstove fireplace, complemented by vaulted windows and skylights. The expansive kitchen features a center island, an enormous dining area, and plenty of cupboards and counter space. The primary bedroom includes a 3-piece ensuite for comfort and convenience, along with an office or potential second bedroom, main floor laundry, and a large storage pantry. The walk-out basement reveals a massive recreation room with a freestanding gas fireplace, a spacious second bedroom with a 3-piece ensuite, and an additional bathroom—perfect for hosting guests or family gatherings. Additionally, take advantage of a 2,400-square-foot shop built in 2004, featuring electrical concrete flooring, a dedicated tack room, potential office space, and a loft. That's not all! This remarkable estate also includes a fully accessible 1,500-square-foot second residence, completely remodeled in 2019, offering 3 bedrooms, an open floor plan, and 2 full baths, including a wheelchair-accessible ensuite—ideal for multigenerational living or as a potential Airbnb. With easy access and endless possibilities, this property is a dream come true for those seeking peace, adventure, and the beauty of the great outdoors. As this is an estate sale all goods are in "as is" condition.**

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