



THE
A-TEAM

**RE/MAX
FIRST**

402194 48 Street, Rural Foothills County T1S 1A1

MLS® #: **A2157286**

Area: **NONE**

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

List Price: **\$1,299,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1960**

Finished Floor Area
Abv Sqft: **1,665**
Low Sqft:
Ttl Sqft: **1,665**

DOM

36
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **1,606,492 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Many Trees,Pasture,Secluded**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt/Gravel**
Heating: **Fireplace(s),Forced Air**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Fire Pit,Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Gas Cooktop,Refrigerator,Washer/Dryer**
Int Feat: **Skylight(s),Storage,Tile Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`3" x 20`6"	Dining Room	Main	13`0" x 17`5"
Kitchen	Main	10`9" x 17`3"	Office	Main	10`3" x 11`0"
Bedroom - Primary	Main	11`4" x 27`4"	Bedroom	Main	10`1" x 10`3"
Game Room	Basement	14`7" x 32`6"	Mud Room	Basement	5`1" x 10`5"

Bedroom
Storage
Furnace/Utility Room
4pc Bathroom

Basement
Basement
Basement
Main

10`4" x 12`0"
12`3" x 12`6"
11`4" x 22`10"
5`10" x 10`10"

Bedroom
Storage
3pc Ensuite bath
4pc Bathroom

Basement
Basement
Main
Basement

11`0" x 12`1"
6`6" x 15`10"
4`6" x 10`9"
5`3" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
A

Remarks

Pub Rmks: **Charm and Character farmhouse with a STUNNING Mountain View with 36.88 spacious acres! This character home offers 2756 sq. ft. of living space, 4 bedrooms, & 3 baths. Lots of original charm throughout, hardwood & tiling flooring on the main. Enjoy the coziness' of the warmth of the cedar ceiling with exposed beams, skylight, brick wood fireplace and lots of windows to enjoy the picturesque views. Nice deck to enjoy the gorgeous Mountain Views and also an incredible upper treed area with manicured hiking and riding trails, saskatoon bushes and wildlife to enjoy. The developed basement offers rec room, two bedrooms, laundry shared with mechanical room plus a mud room and even a cold room to store all your preserves. The property offers a 22'x 26' double detached garage, 32' x60' Quonset/Barn with stalls, corrals, horse shelters, fenced and cross fenced, stock waters, 10gpm water well and a sand riding arena! The yard is well maintained with lots of outdoor space with trees, interlocking brick patio, firepit, 8'x30' green house and garden. Zoned Agriculture. Located just off of Highway #7 between Okotoks and Diamond Valley, it close to all the amenities, hospital and schools. Pavement to your Driveway! Quick Possession!**

Inclusions: **TV in living room, all stalls in barn, all water troughs, gates, sheds.**

Property Listed By: **Royal LePage Solutions**

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