



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**242075 1280 Drive, Rural Foothills County T0L 1K0**

MLS® #: **A2157524**      Area: **NONE**      Listing Date: **09/05/24**      List Price: **\$3,250,000**  
 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: **1974**  
 Lot Information  
 Lot Sz Ar: **1,016,254 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Garden, Many Trees, Pasture, Private, Wooded**  
 Park Feat: **Triple Garage Detached**

Finished Floor Area  
 Abv Sqft: **3,849**  
 Low Sqft:  
 Ttl Sqft: **3,849**

DOM

**14**  
Layout  
 Beds: **3 (3)**  
 Baths: **5.0 (5 0)**  
 Style: **2 Storey, Acreage with Residence**  
Parking  
 Ttl Park: **8**  
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone, Wood Frame, Wood Siding**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer: **Septic Tank**      Water Source: **Cistern, Well**  
 Ext Feat: **Courtyard, Garden**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Cooktop, Microwave, Washer**  
 Int Feat: **Ceiling Fan(s), Soaking Tub**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`7" x 13`7"	Family Room	Main	30`8" x 22`2"
Kitchen	Main	19`0" x 12`5"	Dining Room	Main	15`10" x 14`0"
Bedroom - Primary	Main	15`9" x 10`1"	3pc Ensuite bath	Main	12`4" x 5`4"
Foyer	Main	26`7" x 8`4"	Storage	Main	16`5" x 3`11"
Sunroom/Solarium	Main	22`10" x 9`5"	3pc Bathroom	Main	15`5" x 7`3"
3pc Bathroom	Main	11`4" x 7`2"	Den	Second	13`4" x 12`11"

<b>Bedroom</b>	<b>Second</b>	<b>12`7" x 10`0"</b>	<b>Nook</b>	<b>Second</b>	<b>6`0" x 4`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`9" x 13`9"</b>	<b>3pc Bathroom</b>	<b>Second</b>	<b>13`7" x 4`6"</b>
<b>Game Room</b>	<b>Lower</b>	<b>24`0" x 23`10"</b>	<b>Flex Space</b>	<b>Lower</b>	<b>12`10" x 10`5"</b>
<b>Wine Cellar</b>	<b>Lower</b>	<b>6`11" x 4`7"</b>	<b>Laundry</b>	<b>Lower</b>	<b>13`4" x 5`4"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>9`3" x 4`3"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>10`6" x 7`9"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>12`0" x 5`0"</b>	<b>Mud Room</b>	<b>Lower</b>	<b>10`2" x 9`5"</b>
<b>Pantry</b>	<b>Lower</b>	<b>8`10" x 3`11"</b>	<b>Cold Room/Cellar</b>	<b>Lower</b>	<b>11`8" x 7`3"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **CR**  
 Legal Desc: **7410183**

Remarks

Pub Rmks: **Welcome to Rancho Relaxo less than 30 mins from the edge of Calgary, this one-of-a-kind property is nestled atop a hill with breathtaking 360 degrees views of the rolling foothills of southern Alberta. This 23-acre paradise could be the perfect haven for any horse lovers, boasting miles of fencing allowing your livestock free to roam the property. With over 5,000 square feet of developed living space, this home offers plenty of room for you to live and grow and to come home from a busy day to the peace and comfort of a one-of-a-kind property. Inside, you'll find three spacious bedrooms, with the option to convert the entire lower level into a place to hangout, games room or an additional fourth bedroom. The home features five well-appointed bathrooms, ensuring convenience for family and guests. Once you have stepped foot into the property take note of the high ceilings and the long hallway which leads you towards the massive and inviting family room, with its large windows to make it light and bright, perfect to showcase the original wide plank hardwood floors, and cozy up to the wood-burning stove, it's a perfect gathering spot during those Christmas holidays and could you just imagine in the corner a 15-foot-tall Christmas tree. The charming kitchen offers ample storage and custom cabinetry, opening to a bright sunroom perfect for morning coffee or evening glasses of wine. Just off the kitchen is a quaint living room, complete with a gas fireplace, makes this space inviting, comfortable and forces you to relax and unwind at the end of each day. Adjacent to the kitchen across the hallway is the large dining room which is built for hosting and entertaining and features an additional wood-burning stove for warmth and ambiance. Step outside in any direction onto one of the several decks, each positioned to capture stunning views of the surrounding property. Down the wooden walkway it leads you to the oversized three-car garage which includes a craftsman's workshop, a dream space for any aspiring finishing carpenter. In addition to the main residence, and the HIDDEN JEM of this the property, features a hidden dream cabin, offering the ultimate escape for relaxation and perfect place to unplug. Two additional outbuildings and a large shed provide ample storage and utility for caring for horses or other creative adventures. Rancho Relaxo is a meticulously maintained sanctuary ready for you to call home. Whether you're seeking tranquility or an active rural lifestyle, this extraordinary property delivers the best of both worlds.**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Realty Professionals**

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