



THE
A-TEAM

**RE/MAX
FIRST**

306087 ASPEN MEADOWS Rise, Rural Foothills County T1S1A2

MLS® #: **A2157635** Area: **NONE** Listing Date: **08/16/24** List Price: **\$2,199,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Foothills County**
 City/Town: **County**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **189,486 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,184**
 Low Sqft:
 Ttl Sqft: **4,184**

DOM

33
Layout
 Beds: **6 (4 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Treed, Views Gated, Heated Garage, Insulated, Triple Garage Attached**
 Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Water Softener, Window Coverings**
 Int Feat: **Bookcases, High Ceilings, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`6" x 15`0"	Dining Room	Main	17`0" x 14`0"
Living Room	Main	23`6" x 16`6"	Eat in Kitchen	Main	15`6" x 15`0"
Foyer	Main	12`6" x 11`8"	Family Room	Main	13`6" x 13`0"
Den	Main	14`0" x 13`2"	Laundry	Main	8`2" x 5`6"
Game Room	Basement	23`4" x 19`6"	Media Room	Basement	17`0" x 14`6"
Bonus Room	Upper	16`6" x 13`6"	Bedroom - Primary	Upper	16`8" x 14`6"

Bedroom Upper 12`4" x 11`6"
Bedroom Upper 13`2" x 12`6"
Bedroom Basement 14`6" x 14`0"
4pc Bathroom Upper 9`10" x 6`0"
5pc Ensuite bath Upper 30`6" x 14`10"
4pc Bathroom Basement 11`0" x 7`6"

Bedroom Upper 14`6" x 13`6"
Bedroom Basement 13`2" x 12`6"
2pc Bathroom Main 7`10" x 4`6"
4pc Bathroom Upper 11`6" x 5`0"
3pc Bathroom Basement 8`4" x 8`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple CR
 Legal Desc: **0613590**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY, AUGUST 18th from 1:00pm - 4:00pm * SEE VIDEO * Experience the epitome of countryside living with this exquisite manor nestled on 4.35 acres of pristine landscape. You will love the grand feel as you drive up to the home with a gated entrance along and a fully paved driveway. Boasting over 6000 square feet of meticulously crafted living space, this residence offers unparalleled vistas of the countryside, mountains, and cityscape. Step inside to discover an elegant open floor plan seamlessly connecting spacious living areas to five generously sized bedrooms, catering to the needs of an active family. The master bedroom retreat exudes luxury, featuring a private parlor room, dual grand walk-in closets, and a lavish ensuite complete with heated travertine tile, a full-body shower, and spa-like touches. Designed with both elegance and functionality in mind, the gourmet kitchen is a culinary enthusiast's dream, showcasing top-of-the-line appliances, granite countertops, and solid cabinetry throughout. The professionally developed walkout basement is a haven of entertainment, boasting timeless features including heated floors, a full-service bar, and a state-of-the-art theater room, perfect for bringing the family together. Outside, immerse yourself in the serene ambiance of the countryside with a natural wetlands bird sanctuary providing a tranquil backdrop. As a bonus, you'll love central air conditioning and the fully finished oversized triple garage. You'll want to see this home in person! Call today! (Seller willing to refinished main floor hardwood prior to possession or reduce purchase price \$15,000 as per contractors quote)**

Inclusions: N/A
 Property Listed By: **eXp Realty**

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