



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**402021 14 Street, Rural Foothills County T1S 0C4**

MLS® #: **A2159698**      Area: **NONE**      Listing Date: **08/22/24**      List Price: **\$1,498,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Foothills County**  
 City/Town: **2011**  
 Year Built: **2011**  
 Lot Information  
 Lot Sz Ar: **153,331 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,336**  
 Low Sqft:  
 Ttl Sqft: **2,336**

DOM

**27**  
Layout  
 Beds: **4 (1 3 )**  
 Baths: **3.5 (3 1)**  
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **12**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Greenbelt, No Neighbours Behind, Landscaped, Pie Shaped Lot, Private, Rolling Slope, Secluded, Views**  
 Park Feat: **Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Fireplace(s), Forced Air**  
 Sewer: **Septic Field, Septic Tank**  
 Ext Feat: **BBQ gas line, Fire Pit, Permeable Paving, Private Entrance, Private Yard**

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

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings**  
 Int Feat: **Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar, Wired for Data**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`0" x 16`0"	Dining Room	Main	16`6" x 12`0"
Living Room	Main	20`0" x 15`0"	Family Room	Main	13`6" x 12`6"
Bedroom - Primary	Main	15`0" x 14`0"	5pc Ensuite bath	Main	12`6" x 10`0"
Office	Main	11`6" x 11`6"	2pc Bathroom	Main	7`0" x 5`0"

<b>Laundry</b>	<b>Main</b>	<b>12`6" x 11`6"</b>	<b>Game Room</b>	<b>Lower</b>	<b>24`6" x 21`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`6" x 12`0"</b>	<b>5pc Ensuite bath</b>	<b>Lower</b>	<b>9`0" x 7`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`6" x 13`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>17`0" x 12`6"</b>
<b>4pc Ensuite bath</b>	<b>Lower</b>	<b>9`6" x 6`6"</b>	<b>Den</b>	<b>Lower</b>	<b>12`6" x 12`0"</b>
<b>Office</b>	<b>Lower</b>	<b>13`6" x 10`0"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>31`0" x 9`0"</b>
<b>Other</b>	<b>Lower</b>	<b>9`0" x 8`0"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **CR**  
Legal Desc: **0612017**

Remarks

Pub Rmks: **JUST LISTED and ONLY 2 MINUTES SOUTH OF OKOTOKS! OH WOW This fully finished WALKOUT BUNGALOW is ideally situated on 3.52 ACRES with AMAZING UNOBSTRUCTED MOUNTAIN VIEWS and is on a QUIET CUL-DE-SAC location! The OVERSIZED HEATED TRIPLE ATTACHED GARAGE is one of a kind, large enough for all your vehicles, and even has a DOG WASH! INSULATED WITH THERMOFOIL this home is very energy efficient. High ceilings throughout including 23' vaulted dining room ceilings, 17' vaulted living room ceilings, 9' ceilings in the lower level. LARGE WINDOWS and BEAUTIFUL FINISHINGS! Gorgeous CHEF KITCHEN with ESPRESSO CABINETRY, MAPLE DOVETAIL SOFT-CLOSE DRAWERS, GRANITE COUNTERTOPS, VIKING 6 BURNER GAS STOVETOP, commercial grade 42" BUILT-IN NORTHLAND REFRIGERATOR, BOSCH DOUBLE OVENS, huge pantry, OAK HARDWOOD & HEATED MARBLE FLOORING, double sided dining room and front entrance gas fireplace, & huge mudroom. The king-sized primary bedroom has amazing mountain views, private access to the full sized maintenance free deck, 2nd gas fireplace, 6 PCE ensuite bathroom including tiled steam shower, 2 sinks, and huge walk-in closet. The main level office is tucked away on the side of the home and is very private. If desired easily convert the office to a 2nd main level bedroom as there is plenty of space to add a closet. The LOWER WALKOUT LEVEL has large windows, 2 great sized recreational areas, WET BAR, 3 bedrooms, 2 ensuite bathrooms including a Jack & Jill bathroom, another den/office area, and is roughed in for a cozy wood burning fireplace. So many extras in this home - TRIPLE GLAZED WINDOWS insulated with low pressure expansion foam, roughed-in radiant in-floor basement slab heating, central air conditioning, wider handicapped access hallways, 8' doors, fenced yard, storm/tornado room in lower level, pot lights, under cabinet lightening, knockdown ceiling, 2 high efficient furnaces, beautifully landscaped, 7 minutes to Costco, and more! \$1,498,000. Book your showing today as this property shows 10/10, is priced to sell and will not last long!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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