



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**370120 176 Street, Rural Foothills County T0L 2A0**

MLS® #: **A2160133**

Area: **NONE**

Listing Date: **08/22/24**

List Price: **\$2,850,000**

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: **2006**

Lot Information

Lot Sz Ar: **6,098,400 sqft**  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Residential**  
**Detached**  
**Rural Foothills County**  
**2006**

Finished Floor Area

Abv Sqft: **3,673**

Low Sqft:

Ttl Sqft: **3,673**

DOM

**27**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**

Garage Sz:

**Farm,No Neighbours Behind,Landscaped,Many Trees,Pasture,Private,Secluded,Treed Off Street,Outside,Parking Pad**

Utilities and Features

Roof: **Metal**  
Heating: **Boiler,In Floor,Propane**  
Sewer: **Septic System**  
Ext Feat: **Fire Pit,Rain Gutters,Storage**

Construction: **Wood Frame**  
Flooring: **Concrete,Hardwood,Laminate**  
Water Source: **Well**  
Fnd/Bsmt: **Slab**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Oven-Built-In,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Granite Counters,Natural Woodwork,No Smoking Home,Open Floorplan,Recessed Lighting,Skylight(s),Soaking Tub,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	32`9" x 19`2"	Kitchen	Main	21`0" x 20`5"
Dining Room	Main	27`8" x 17`0"	Bedroom - Primary	Main	27`6" x 19`2"
Other	Main	13`8" x 8`7"	4pc Ensuite bath	Main	11`4" x 11`2"
Foyer	Main	12`3" x 8`2"	Bedroom	Main	15`2" x 13`10"
Laundry	Main	9`0" x 3`0"	3pc Bathroom	Main	11`7" x 10`4"
Other	Main	33`0" x 24`0"	Other	Main	87`0" x 13`0"
Other	Main	50`0" x 13`0"	Other	Main	91`0" x 12`0"
Storage	Main	8`0" x 8`0"	Storage	Main	12`0" x 8`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**A-INR**

Remarks

Pub Rmks: **Imagine living on 140 acres of land within FIVE MINUTES to Diamond Valley, TEN MINUTES to Millarville and within THIRTY MINUTES to South Calgary. Join the Black Diamond Polo Club just two minutes down the picturesque country road. Rarely is a property of this quality presented for sale perfectly set up for a horse operation along with a custom built, uniquely exquisite, sprawling, ranch style bungalow. The beautiful landscaping surrounding the home includes many mature trees and a lovely wrap around covered patio. If you have always dreamed of being close to your horses you will love the attached 2,460 square foot barn with eight removable stalls, tack room, storage, a shower and separate laundry. Car enthusiasts could convert this space to a ten-car garage. Horse lovers will appreciate the seven, over 3,500 square foot paddocks, nine horse shelters and the outdoor riding area with a round pen. There are 60 acres of pasture and the 70 acres of hayfield which have never been sprayed so could qualify for organic land certification. The 3,673 square foot residence's entrance welcomes you with superb, tongue and groove, spruce and pine finished, vaulted ceilings and stone wainscoting. The wide open, expansive floor plan is perfectly arranged for comfort and entertaining with a central sitting area by the wood burning stove, the dining area with windows overlooking the grounds, a second sitting room and a truly gourmet kitchen with ranch style wood cabinets, two built-in ovens, a huge gas cook-top, an additional prep sink, high-end, stainless appliances and granite counter-tops. There is an abundance of natural light from the massive skylights throughout. The 525 square foot primary retreat is serenity itself with its own gas fireplace adjacent to the massive soaker bathtub. The en-suite includes a dual walk-in shower, lots of built-ins and a cheater door to the laundry room. For those who like to work from home there is a separate den/office/bedroom and a three-piece bathroom. Enjoy the warmth of heated flooring throughout. This property comes with a 25 GPM well, a pump house, two dugouts, and multiple sheds. Welcome to your own personal Yellowstone.**

Inclusions: **N/A**  
Property Listed By: **Coldwell Banker Mountain Central**

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













