



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**246025 20 Street, Rural Foothills County T1S 3N1**

MLS® #: **A2160250**

Area: **NONE**

Listing Date: **09/05/24**

List Price: **\$1,300,000**

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: **1999**  
Lot Information  
Lot Sz Ar: **179,902 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,578**  
Low Sqft:  
Ttl Sqft: **2,578**

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **4.0 (4 0)**  
Style: **4 Level Split,Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac,Landscaped,Level,Rectangular Lot,See Remarks,Treed Quad or More Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **In Floor,Forced Air**  
Sewer: **Septic System**  
Ext Feat: **Courtyard,Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`0" x 22`5"	Kitchen	Main	12`7" x 16`3"
Entrance	Main	7`1" x 9`4"	Breakfast Nook	Main	9`3" x 10`3"
Family Room	Lower	16`2" x 21`0"	Furnace/Utility Room	Lower	7`3" x 11`8"
Bedroom - Primary	Upper	12`6" x 13`6"	Bedroom	Upper	9`7" x 10`3"
Bedroom	Upper	9`7" x 10`4"	Bonus Room	Upper	11`7" x 20`7"
Laundry	Upper	6`0" x 12`1"	3pc Bathroom	Lower	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"	Workshop	Main	30`0" x 40`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR**

**8911681**

Remarks

Pub Rmks: **\*\*OPEN HOUSE Saturday Sept 21st - 12pm- 3pm\*\* Welcome to this exceptional 4.13-acre property, conveniently situated just a short drive from Calgary. This picturesque acreage offers a perfect blend of privacy and convenience, making it an ideal retreat for nature lovers and outdoor enthusiasts alike. The property boasts a spacious oversized garage, perfect for storing vehicles, equipment, or pursuing hobbies. A charming wrap-around deck provides multiple vantage points to enjoy the stunning natural surroundings, whether you're sipping your morning coffee or entertaining guests. For those with a passion for DIY projects or hobbies, a 1,200 square foot heated shop awaits, offering ample space for creativity and craftsmanship. The land is adorned with a variety of trees, providing a serene setting that enhances the feeling of seclusion. Water is abundant with a reliable well, ensuring you'll have a consistent supply for all your needs. The location is ideal for those who enjoy recreational activities, with golf courses, fishing spots, and horse riding clubs nearby, making it easy to indulge in your favorite pastimes. This property is truly a rare find, offering a harmonious blend of space, convenience, and recreational opportunities, all just minutes from Calgary.**

Inclusions: **Shelving in the Shop will stay, Pool table and shuffle board to stay**  
Property Listed By: **RE/MAX Complete Realty**

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











