



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: **\$1,250,000**

Status: **Active**

County: **Foothills County**

Change: **-\$50k, 19-Oct**

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:

Access:

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

DOM

**77**

Layout

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

Parking

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

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>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 22`5"</b>
<b>Entrance</b>	<b>Main</b>	<b>7`1" x 9`4"</b>
<b>Family Room</b>	<b>Lower</b>	<b>16`2" x 21`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 13`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 10`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`0" x 12`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 16`3"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>9`3" x 10`3"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7`3" x 11`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 10`3"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>11`7" x 20`7"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>

4pc Bathroom  
3pc Bathroom

Upper  
Lower

0`0" x 0`0"  
0`0" x 0`0"

5pc Ensuite bath  
Workshop  
Legal/Tax/Financial

Upper  
Main

0`0" x 0`0"  
30`0" x 40`0"

Title:  
**Fee Simple**  
Legal Desc:

**8911681**

Zoning:  
**CR**

Remarks

Pub Rmks:

**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:  
Property Listed By:

**Shelving in the Shop will stay, Pool table and shuffle board to stay  
RE/MAX Complete Realty**

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











