



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**370165 79 Street #145, Rural Foothills County T1S 1B4**

MLS® #: **A2160501**

Area:

Listing Date: **08/26/24**

List Price: **\$310,000**

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: **2013**

Finished Floor Area  
Abv Sqft: **526**  
Low Sqft:  
Ttl Sqft: **526**

DOM

**23**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **2,368 sqft**  
Lot Shape:

Parking  
Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape, Rectangular Lot**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Propane**  
Sewer: **Other**  
Ext Feat: **Storage**

Construction: **Composite Siding, Stone**  
Flooring: **Carpet, Linoleum**  
Water Source: **Cistern, Co-operative**  
Fnd/Bsmt: **Brick/Mortar**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer, Wine Refrigerator**  
Int Feat: **Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 8`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`6" x 10`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 12`1"</b>	<b>Office</b>	<b>Main</b>	<b>5`8" x 4`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`7" x 2`11"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$235

Fee Simple

DC10

Fee Freq:

Monthly

Legal Desc: 0311515

Remarks

Pub Rmks: **\*\*Welcome to one of the finest properties in the highly sought-after and prestigious Country Lane Estates Park—a perfect haven for snowbirds or anyone seeking a cabin just a 10-minute drive from Calgary! Prepare to be impressed by both the park and the home.\*\* \*\*Prime Location:\*\* Situated just minutes from Calgary and on the outskirts of Okotoks, right on the banks of the Sheep River, this park offers a unique experience. You won't find anything like this near Calgary at such an affordable price—unless you're ready to spend over \$1M, which you won't need to here. This property is both budget-friendly and incredibly comfortable. The park is open from April 1st until the end of October. **\*\*Impressive Amenities:\*\*** As a resident, you'll have access to a wide range of amenities, including a clubhouse with a gym, library, board game room, auditorium (accommodating up to 100 people), billiards, poker/games room, and shower facilities. An outdoor swimming pool and hot tub are available for relaxation and enjoyment. Power, water, sewer, and garbage/recycling services are all included in the low monthly condo fees of just \$235! You won't find a better deal. **\*\*PLEASE NOTE:\*\*** You actually own the lot. You get the title and own the land! Are you excited yet? Here's what the house offers: This beautiful 2013 Woodland Park model manufactured home is loaded with upgrades. It features a spacious living room, a high-end kitchen with stainless steel appliances and granite countertops, a 3-piece bathroom, a bedroom, and a laundry room. Additionally, there's a 21' x 11' sunroom and a separate 145 sq. ft. office space. The house is equipped with its own 1200-gallon water cistern as a backup water source. The low-maintenance backyard is beautifully landscaped, perfect for your convenience and enjoyment. There's also parking for two cars at the front. **\*\*NOTE:\*\*** The property right next door (#144 - A2160551) can be purchased as well. You absolutely must come and see this phenomenal property for yourself!**

Inclusions: n/a

Property Listed By: RE/MAX First

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