



THE A-TEAM

RE/MAX FIRST

330008 22 WEST Highway, Rural Foothills County T1S5E1

MLS@#: A2160598 Area: NONE Listing Date: 08/26/24 List Price: \$2,750,000
Status: Active County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Foothills County
City/Town:
Year Built: 1989
Lot Information
Lot Sz Ar: 957,448 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 4,358
Low Sqft:
Ttl Sqft: 4,358

DOM

183
Layout
Beds: 5 (5)
Baths: 5.5 (5 1)
Style: 2 Storey, Acreage with Residence

Parking

Ttl Park: 0
Garage Sz: 2

Access:
Lot Feat: Dog Run Fenced In, Landscaped, Many Trees, No Neighbours Behind, Wooded
Park Feat: Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor, Electric, Forced Air, Natural Gas
Sewer: Septic Tank
Ext Feat: Dog Run, Fire Pit, Private Yard, Storage

Construction: Wood Frame
Flooring: Ceramic Tile, Hardwood
Water Source: Well
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer, Water Purifier, Window Coverings, Wine Refrigerator

Int Feat: Beamed Ceilings, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Elevator, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Dining Room, Family Room, Bedroom, Great Room, Breakfast Nook, Den, and another Bedroom.

3pc Bathroom Main 0`0" x 0`0"
3pc Bathroom Main 0`0" x 0`0"
Bedroom - Primary Second 14`5" x 15`8"
Bedroom Second 14`6" x 13`2"
3pc Ensuite bath Second 0`0" x 0`0"
Laundry Second 7`4" x 7`7"

2pc Bathroom Main 0`0" x 0`0"
Porch - Enclosed Main 7`10" x 71`2"
5pc Bathroom Second 0`0" x 0`0"
Bedroom Second 14`7" x 13`2"
3pc Bathroom Second 0`0" x 0`0"
Balcony Second 7`5" x 31`2"

Legal/Tax/Financial

Title: Zoning:
Fee Simple CR & A
 Legal Desc:

Remarks

Pub Rmks: This exquisite home, extensively renovated in 2022, is situated on 22 acres of scenic, treed land with Three Point Creek beautifully flowing throughout the property. The quality craftsmanship of this gorgeous modern farmhouse is evident from the moment you enter. Reclaimed wood beams compliment the wide plank hardwood floors and the vaulted, white wood ceilings and custom millwork. The open concept floor plan basks in natural light and features spacious areas for entertaining friends and family, with two wood burning fireplaces. Every culinary enthusiast's dream, the incredible kitchen leaves nothing to be desired with 3 full size Bosch refrigerators, Dacor dual wall ovens, Dacor 6-burner gas range, Miele dishwasher, copper farmhouse sink and a large butler's pantry. Completing the main floor are a quiet den, 2 bedrooms, 2 full bathrooms, powder room, wet bar, dry bar, laundry and a spacious, screened back porch. On the upper level, the tranquil primary bedroom overlooks the creek, and features a luxurious ensuite with claw foot tub, steam shower, dual vanities, as well as a large walk-in closet and sunny, private view deck. Two additional bedrooms, one with ensuite bathroom, another full bath and second laundry room are also on this level. Other features of this gorgeous home include built-in Sonos sound system (indoor & outdoor), elevator, Murphy bed, irrigation for manicured grass and potted plants, new roof and eaves, security cameras, new hot water tanks & softener, two RO water filter systems, high speed internet & cell phone booster. This property includes a heated, attached, oversized 2-car garage, 5-stall, drive through barn with wash bay & waterers, 2 large quonsets, round pen, outdoor riding arena, 2 large paddocks, dog run and fully insulated chicken coop. Enjoy many wildlife sightings on this property, including white-tailed deer, elk, moose, bears, bald eagles, beavers & wild turkeys. Conveniently located close to Millarville and a 20 minute drive to the city limits, you have the very best of living in nature coupled with easy access to all amenities. The 6.69 acre raw land parcel to the North is also for sale separately. Please see MLS A2160664 for full details. Seller is related to one of the listing agents.

Inclusions: n/a
Property Listed By: RE/MAX Alpine Realty

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













