



THE
A-TEAM

**RE/MAX
FIRST**

330008 HIGHWAY 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: **1989**
 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

23
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, No Neighbours Behind, Landscaped, Many Trees, 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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`3" x 22`3"	Great Room	Main	26`5" x 20`4"
Dining Room	Main	14`7" x 20`2"	Breakfast Nook	Main	8`7" x 13`8"
Family Room	Main	18`9" x 19`5"	Den	Main	12`7" x 11`8"
Bedroom	Main	9`2" x 13`6"	Bedroom	Main	9`2" x 13`8"

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