



THE
A-TEAM

**RE/MAX
FIRST**

402002 80 Street, Rural Foothills County T1S 6C8

MLS® #: **A2161767**

Area: **NONE**

Listing Date: **08/30/24**

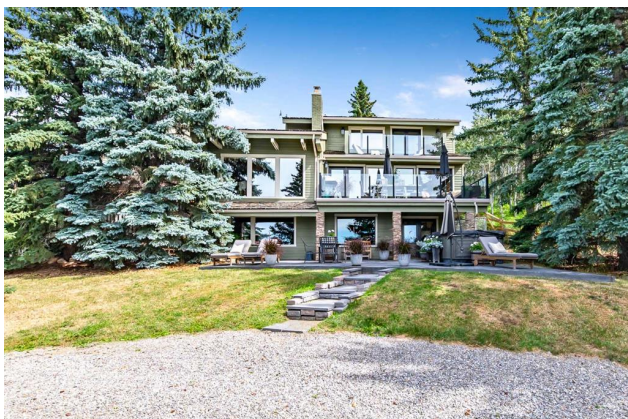
List Price: **\$2,125,000**

Status: **Active**

County: **Foothills County**

Change: **-\$75k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1979**

Finished Floor Area
Abv Sqft: **3,073**
Low Sqft:
Ttl Sqft: **3,073**

DOM

19
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **4 Level Split,Acreage with Residence**

Lot Information
Lot Sz Ar: **906,483 sqft**
Lot Shape:

Parking
Ttl Park: **10**
Garage Sz: **2**

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,Brush,Cul-De-Sac,Front Yard,No Neighbours Behind,Many Trees,Open Lot,Pasture,Private,Rectangular Lot,Views**
Park Feat: **Double Garage Attached,Heated Garage,Insulated,Oversized,Tandem**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Baseboard,In Floor,Fireplace(s)**
Sewer: **Septic Field**
Ext Feat: **Balcony,Barbecue,BBQ gas line,Private Yard**

Construction: **Cedar,Wood Frame**
Flooring: **Cork,Tile,Wood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bar,Beamed Ceilings,Built-in Features,Central Vacuum,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Steam Room,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wood Counters,Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	36`10" x 7`7"
Dining Room	Second	24`4" x 11`4"
Mud Room	Second	7`9" x 8`1"
Bedroom	Third	15`6" x 23`9"
Bedroom	Third	11`5" x 14`8"

Room	Level	Dimensions
Living Room	Second	16`6" x 16`10"
Kitchen	Second	27`2" x 16`0"
Laundry	Second	12`5" x 8`1"
Bedroom	Third	12`11" x 15`4"
Loft	Level 4	8`7" x 7`9"

Bedroom - Primary	Level 4	23`8" x 14`2"	Family Room	Basement	13`10" x 16`10"
Other	Basement	19`1" x 7`7"	Game Room	Basement	14`1" x 16`10"
Bedroom	Basement	10`10" x 10`7"	Furnace/Utility Room	Basement	13`11" x 8`1"
3pc Bathroom	Basement	0`0" x 0`0"	5pc Bathroom	Third	0`0" x 0`0"
5pc Ensuite bath	Level 4	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Storage	Basement	12`5" x 14`8"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
Legal Desc: **2311587**

Remarks

Pub Rmks: **Nestled in the Foothills of Alberta, this secluded yet conveniently located 20-acre property offers a rare opportunity to enjoy luxury living in a serene, natural setting. Located just 10 minutes west of Okotoks and 30 minutes from Kananaskis Country, it is a perfect blend of modern rustic elegance and tranquil living with unparalleled Rocky Mountain views. Offering 5 bedrooms and 3.5 bathrooms, this beautifully renovated home, completed in 2014, features exquisite custom woodwork throughout, including reclaimed hardwood floors and floating stairs. The home's open layout is highlighted by vaulted ceilings with exposed beams, and two double-sided stone fireplaces. The expansive gourmet kitchen is the heart of the home where you'll enjoy relaxing with family or entertaining guests. An outstanding feature is the 5 x 10 foot island with a custom made bridge plank top that anchors the space. Additional features include a gas range with double ovens, a speed convection microwave, dual apron sinks, and custom cabinetry. The luxurious Primary Retreat includes an ensuite with soaker tub, double sinks and steam shower, plus a spacious walk-in closet. Enjoy your morning coffee from the private balcony and marvel at the incredible view! Bedrooms 2 and 3 feature bay windows with mountain views and fantastic loft spaces that give a tree house feel to each room. Bedroom 4 looks out to the rear forest and provides a tranquil retreat for your guests. The bathroom in this wing of the home includes double sinks and granite countertop. The walk-out basement features a 5th bedroom, wet bar, a two-sided wood burning stone fireplace, and a deluxe bathroom with steam shower and custom boulder sink. In-floor heat and cork flooring make this walk-out a comfortable area to enjoy family time. The heated oversized double garage allows for tandem parking of 2+ vehicles. The outdoor space is equally impressive with double west-facing decks with glass railing, a stamped concrete patio with a hot tub, and a private rear deck oasis. Equestrian enthusiasts will appreciate the 100x200 square foot professional outdoor riding arena as well as the 40x60 square foot quonset with water, electricity, tack room, hi-hog stall, and interior paddock. A Ritchie livestock waterer is located outside the Quonset along with an additional horse shelter. The entire property is fenced and cross-fenced to allow for separate grazing areas.**

Inclusions: **refrigerator (2), basement bar fridge, dishwasher, built in microwave, Brigade gas stove, central vac and attachments, satellite dish, hot tub, window coverings, garage remotes (3), tv and wall mount in basement, tv and wall mount in Primary bedroom, shed, plastic storage bin, house gas generator, gas BBQ, washer, dryer**
Property Listed By: **RE/MAX Complete Realty**

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





