



THE A-TEAM

RE/MAX FIRST

282090 156 Avenue, Rural Foothills County T0L 1W2

MLS@#: A2162612 Area: NONE Listing 09/05/24 List Price: \$1,675,000
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: 1990
Lot Information
Lot Sz Ar: 174,675 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 3,294
Low Sqft:
Ttl Sqft: 3,294

DOM

13
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 1 and Half Storey, Acreage with Residence

Parking

Ttl Park: 6
Garage Sz: 2

Access:
Lot Feat: Cul-De-Sac, Landscaped, Many Trees, Paved, Secluded
Park Feat: Additional Parking, Double Garage Attached, Paved

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer: Septic System
Ext Feat: Barbecue, Fire Pit, Garden, Outdoor Grill, Outdoor Kitchen

Construction: Concrete, Stone, Wood Frame, Wood Siding
Flooring: Laminate
Water Source: Well
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Cooktop, Microwave, Washer, Window Coverings
Int Feat: Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Foyer, Bedroom, 4pc Bathroom, and Dining Room with their respective levels and dimensions.

Walk-In Closet	Second	12`0" x 15`7"	Game Room	Lower	16`1" x 26`4"
Bedroom	Lower	22`11" x 14`9"	3pc Bathroom	Lower	7`9" x 11`10"
Storage	Lower	8`9" x 15`2"	Wine Cellar	Lower	9`6" x 7`0"
Workshop	Lower	12`10" x 20`3"	Furnace/Utility Room	Lower	12`10" x 15`10"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **8711403**

Zoning:
CR

Remarks

Pub Rmks: **If you have been waiting for a unique acreage with a high quality, spacious family home (over 5,000 sq. ft. developed), a private setting with lots of mature trees, set-up to enjoy some animals, gardening and outdoor entertainment, this might be it! Just move in and enjoy as all the hard and creative work has been done. Modern Country style at its best, this beautifully renovated home has over \$600K in recent upgrades & renovations tastefully done by an interior designer to provide a truly luxurious, modern country home that you will love to raise a family in, entertain and just enjoy the peace and quiet of beautiful country living lifestyle in the sought after Priddis area of the Foothills. The kitchen is a gourmet chef's dream with large dual islands and top of the line appliances, loads of storage, open to a spacious dining area and living space and directly accessible to a new massive deck with its own outside kitchen, sunken hot tub and large entertainment deck space. The entire upper level is the Primary Suite with a corner sitting area, vaulted ceilings, plenty of windows and a 'spa like' fully renovated ensuite you will absolutely love to recharge in. Also, imagine a home office/bonus room/exercise room with fireplace & office built-ins and over 500 sq. ft. where you can work from home, escape to for quiet times/relaxation and/or exercising, this home has that feature space as well! The walk out lower level has a spacious rec room area with gas fireplace, very large bedroom, luxurious bathroom with sauna, a wine room and large storage space. The exterior of the home has new Limestone features and spacious stone patio giving the home a wonderful Banff Lodge like look! It has a paved driveway, new solar powered gate and plenty of parking. The grounds have been developed with a very large, fenced garden with a green house, chicken coup and raised vegetable beds, mulching, a cute storage shed and lots of solid fencing. There is a separate fenced pasture and shelter for small animals - the owners had 2 sweet donkeys and there are trails cut through the trees which abound on this lovely 4 acres of land. If this sounds like a piece of heaven, you'll want to visit sooner rather than later!**

Inclusions: **Greenhouse, Sheds, firepit, Outdoors kitchen, Shelter**
 Property Listed By: **Royal LePage Solutions**

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