



THE
A-TEAM

**RE/MAX
FIRST**

226135 1331 Drive, Rural Foothills County T0L 0K0

MLS® #: **A2162631**

Area: **NONE**

Listing Date: **09/05/24**

List Price: **\$1,698,900**

Status: **Active**

County: **Foothills County**

Change: **-\$100k, 15-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2000**

Finished Floor Area
Abv Sqft: **1,973**
Low Sqft:
Ttl Sqft: **1,973**

DOM

70
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **436,035 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac,Private,Secluded,Sloped Down,Treed,Wooded**
Park Feat: **Additional Parking,Front Drive,Garage Door Opener,Garage Faces Side,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic System**
Ext Feat: **Garden,Lighting,Other,Private Entrance,Private Yard**

Construction: **Composite Siding,Stone**
Flooring: **Ceramic Tile,Hardwood,Slate**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bidet,Built-in Features,Chandelier,Closet Organizers,French Door,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Steam Room,Storage,Tile Counters,Walk-In Closet(s),Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	13`2" x 9`1"	Living Room	Main	18`3" x 16`4"
Kitchen	Main	18`0" x 13`8"	Dining Room	Main	17`7" x 13`11"
Sunroom/Solarium	Main	16`7" x 11`8"	Office	Main	15`2" x 11`2"
2pc Bathroom	Main	5`7" x 5`6"	Bedroom - Primary	Main	18`10" x 12`3"
Walk-In Closet	Main	8`0" x 5`8"	4pc Ensuite bath	Main	12`5" x 9`3"

Mud Room
Bedroom
Exercise Room
Furnace/Utility Room

Main
Basement
Basement
Basement

16`8" x 8`5"
16`7" x 12`7"
16`11" x 11`10"
17`1" x 13`10"

Family Room
Bedroom
4pc Bathroom

Basement
Basement
Basement

20`6" x 16`9"
15`2" x 11`11"
13`3" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR
0210983

Remarks

Pub Rmks:

3 (1+2) bedrooms , 3 bathrooms, main floor office, , gym/theatre, cozy outdoor summer bedroom area, 2 woodstoves, walkout basement and so much more. A special property offering a truly rare opportunity to own 10 private, pristine acres in the highly desirable Whiskey Creek area of South Bragg Creek/Priddis. This Arts and Crafts-style bungalow seamlessly combines high-end craftsmanship with a connection to nature, making it a one-of-a-kind find in today's market. Nestled in an elevated location with uninterrupted views of the Rocky Mountains, this home promises privacy, luxury, and timeless appeal. Upon entering, the attention to detail and quality is immediately evident. The home features site-finished maple hardwood flooring throughout the main level, enhancing its warmth and natural aesthetic. The custom kitchen is designed for both beauty and functionality, with handcrafted cabinetry, high-end appliances, and thoughtful layout, complete with a butlers pantry and prep kitchen. The large sash windows allow natural light to pour in, while framing the breathtaking mountain views. The home is designed for year-round comfort, featuring in-floor heating throughout the walk-out basement, ensuring warmth even in the colder months. The basement itself is fully finished and offers two additional bedrooms, a gym and family room providing plenty of options for family or guests. The luxurious attention to detail continues throughout the home with two and a half custom bathrooms, steam showers, freestanding tubs true to the arts and crafts theme, custom stained glass accents, vintage lighting and reclaimed interior doors and handles. The home is seamlessly integrated with the inspiring views and natural surroundings with a brand new composite deck spanning the width of the home and wrapping around to the front entry that offers low-maintenance outdoor living with views that will leave you speechless. Perfect for hosting gatherings or enjoying quiet evenings while taking in the panoramic views of the Rocky Mountains. For those who require functional outdoor amenities, the property is equipped with a rail-fenced paddock and a large, quality shelter, ideal for horses or other livestock. Additionally, a chicken coop is included, offering the perfect setup for those interested in aspects of a back to the land lifestyle. The meandering pathways that wind through the 10 acres, including a solar-powered lighted path, allow you to fully explore and appreciate the property's natural beauty, whether by day or night. No detail has been overlooked when it comes to the infrastructure of this home. The property is serviced by a high-end septic system and private well, ensuring long-term sustainability. The triple heated garage provides ample space for vehicles or equipment. The combination of thoughtful design, high-end finishes, and total privacy makes this property a once in a lifetime opportunity.

Inclusions:
Property Listed By:

N/A
RE/MAX Realty Professionals

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









