



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**378009 232 Street, Rural Foothills County T0L 2A0**

MLS® #: **A2163107**

Area: **NONE**

Listing Date: **09/04/24**

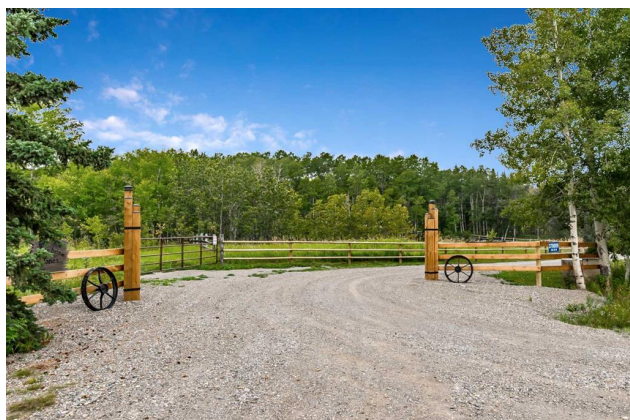
List Price: **\$1,099,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **1992**

Finished Floor Area  
Abv Sqft: **1,374**  
Low Sqft:  
Ttl Sqft: **1,374**

DOM

**14**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **441,262 sqft**  
Lot Shape:

Parking

Ttl Park: **0**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Seasonal Water, Many Trees, Native Plants, Pasture, Treed**

Park Feat:

**Double Garage Detached, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s), Forced Air, Natural Gas**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **BBQ gas line, Fire Pit, Private Yard, Storage**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Hardwood, Laminate**  
Water Source: **Well**  
Fnd/Bsmt: **Wood**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Satellite TV Dish, Washer/Dryer**  
Int Feat: **Kitchen Island, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 16`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`9" x 20`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 10`6"</b>
<b>Office</b>	<b>Basement</b>	<b>9`2" x 13`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>7`0" x 9`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`3" x 10`3"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 12`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 14`10"</b>
<b>Family Room</b>	<b>Basement</b>	<b>12`10" x 15`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 13`0"</b>
<b>Hobby Room</b>	<b>Basement</b>	<b>9`2" x 16`10"</b>
<b>Bathroom - Roughed-in</b>	<b>Basement</b>	<b>5`6" x 9`5"</b>

Storage  
4pc Bathroom

Basement  
Basement

13`3" x 19`7"  
10`0" x 10`6"

4pc Ensuite bath

Main

10`3" x 12`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR**

**9112149**

Remarks

Pub Rmks:

**Hidden from it all is this amazing 10.13-acre horse set-up! Enjoy the pride of ownership from the moment you enter through a beautiful entrance that winds you up the driveway guided by country rail fence that leads you past a pond, over a seasonal creek, & stunning mixture of trees to peaceful country setting featuring a well kept air conditioned 1374 sq. ft. 3 bedrooms, 2 baths, open concept floor plan bungalow with 3 sided deck, and a 23' x 24'6 sq. ft shop with man cave, tack room & loft! Surrounded by low maintenance cozy and charming landscape, and the sound of nature. Comfortable and inviting decks offers room to grill, entertain family and friends or hide-a- ways to relax and read a book. The home features vaulted ceiling, country white kitchen cabinets with a two-tier kitchen island for casual seating, and s/s high end appliances. Easy flow to the dining room/living room with gas fireplace, beautiful large windows to enjoy the views or enjoy the natural light. Stunning laminate flooring throughout the main. The Primary bedroom offers vaulted ceiling, an oversize ensuite and a "walk in" closet. 2nd bedroom, and 4-piece main bath completes the main. The basement provides a family room, R. I bathroom, third bedroom, laundry room, hobby room, and storage room. The shop offers two parking spots, a "man cave", providing 220 power, heated, and lots of room for your hobbies, also attached tack room or extra storage and a loft. Great horse/hobby farm set up with corrals, waterer, & horse shelters. Prime location just tucked off hwy 22 (Northwest of Turner Valley) and the school bus stops here!**

Inclusions:  
Property Listed By:

**Royal LePage Solutions**

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





