



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**370025 288 Street #100, Rural Foothills County T0L 1K0**

MLS® #: **A2163414**

Area: **NONE**

Listing Date: **09/06/24**

List Price: **\$2,490,000**

Status: **Active**

County: **Foothills County**

Change: **-\$160k, 24-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **636,411 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,206**  
Low Sqft:  
Ttl Sqft: **2,206**

DOM

**138**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **1 and Half Storey, Acreage with Residence**

Parking

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

Access:  
Lot Feat: **Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Pasture, Private, Sloped Down, Treed, Views**  
Park Feat: **Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Geothermal, Natural Gas**  
Sewer: **Mound Septic, Septic Tank**  
Ext Feat: **Outdoor Grill, Private Entrance, Private Yard, Storage**

Construction: **Wood Frame**  
Flooring: **Carpet, Laminate, Slate, Wood**  
Water Source: **Cistern, Other, Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Stove, Induction Cooktop, Refrigerator, Washer**  
Int Feat: **Breakfast Bar, Kitchen Island, Quartz Counters**  
Utilities: **Electricity Connected, Natural Gas Connected, Phone Available**

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`1" x 5`8"
Bedroom	Main	12`3" x 12`0"
Dining Room	Main	11`0" x 15`3"
Kitchen	Main	13`9" x 15`3"
Mud Room	Main	10`8" x 7`5"
Bedroom - Primary	Second	15`1" x 13`8"

Room	Level	Dimensions
Bedroom	Main	12`3" x 12`0"
Breakfast Nook	Main	10`6" x 10`2"
Foyer	Main	12`6" x 8`6"
Living Room	Main	25`7" x 24`11"
4pc Ensuite bath	Second	10`2" x 11`0"
3pc Bathroom	Basement	11`2" x 12`5"

Bedroom  
Laundry  
Game Room

Basement  
Basement  
Basement

10`10" x 16`2"  
7`9" x 9`0"  
29`7" x 40`11"

Bedroom  
Mud Room  
Furnace/Utility Room

Basement  
Basement  
Basement

10`4" x 11`4"  
6`0" x 9`9"  
9`9" x 22`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR**

**0412242**

Remarks

Pub Rmks:

**You can have it all! Excitement builds, as you roll up the drive, to this 14.61 acre park like setting, Look around, no detail has been missed, on this immaculate, 2206 sq ft, geothermal heated and cooled, estate home with walkout basement. Upon entering, you are greeted by wall of stone featuring real log burning fireplace , floor to ceiling walls of windows, that frame in the surrounding rolling foothills and Ware Ridge to the west. The outside really feels like a part of this bright welcoming beauty. Does everyone like to be in your kitchen? The rustic elegance of Reclaimed wood and slate floors, paired with, a Wolfe induction stove, other high-end appliances has plenty of room for the whole family and more. Go upstairs to the vaulted Master bedroom, featuring a huge 7x26 ft deck, walk in closet, and 4 pc Ensuite. Downstairs find roomy entertainment/rec room and 2 separate bedrooms to mention a few of the incredible features in this Country oasis. Sip your coffee, relax, and take in the morning sun and the huge rolling country views from the screened patio living space on the East side. This home is special, but for sure the outside is the feature. How about a 1747 sq ft heated triple garage, with high ceiling, oversized exercise room, 3 pc bath and 325 feet of screened in relaxing space after a invigorating workout. We haven't forgot about your four-legged friends either. Also is included is an immaculate 3 box stall barn, tack room, hay storage, machine shop, parking, plus 10 paddocks, and 3 horse shelters, but best of all is the connected indoor/outdoor arena. This fully insulated indoor arena is 80x100 ft but open the rolling garage doors and ride right out into a equally large outdoor arena with professional sand footing making it so usable all year around. Water has a 2 gal/min well, 3300-gal underground cistern, peroxide injection, and RO system for drinking water. This fully landscaped, rail fenced, park-like setting, will make you the country envy of all your friends. This is truly a high-end home with nothing to do but move in. Take a look. You can have it all! The List Price includes GST. Please do not enter property without permission**

Inclusions:  
Property Listed By:

**All gates, 3 Stall fronts in barn, 3 horse shelters, metal cabinets in the garage, Outdoor Pizza Oven  
Coldwell Banker Mountain Central**

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

























