



THE
A-TEAM

**RE/MAX
FIRST**

80024 249 Avenue, Rural Foothills County T1S 4C9

MLS® #: **A2163574**

Area: **NONE**

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

List Price: **\$1,150,000**

Status: **Active**

County: **Foothills County**

Change: **-\$70k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills**
County: **County**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **1,762**
Low Sqft:
Ttl Sqft: **1,762**

Lot Information

Lot Sz Ar: **196,455 sqft**
Lot Shape:

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **0**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot, Cul-De-Sac, Farm, Lawn, Garden, Private, Rectangular Lot, Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Garden, Private Yard, Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet, Hardwood, Linoleum, Tile**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, Microwave Hood Fan, Refrigerator**
Int Feat: **Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`6" x 14`0"	Dining Room	Main	12`0" x 11`6"
Living Room	Main	15`6" x 14`6"	Furnace/Utility Room	Basement	16`0" x 15`0"
Game Room	Basement	31`0" x 25`0"	Bedroom - Primary	Main	13`0" x 12`6"

Bedroom
Bedroom
3pc Bathroom
4pc Ensuite bath

Main
Basement
Basement
Main

14`6" x 12`0"
13`6" x 13`0"
13`0" x 11`0"
10`6" x 7`0"

Bedroom
2pc Bathroom
4pc Bathroom

Main
Main
Main

14`6" x 11`0"
7`6" x 5`6"
8`6" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR

0112113

Remarks

Pub Rmks: ****OPEN HOUSE- Sunday September 22, 1:00pm-4:00pm** Nestled on a 4.51 acre parcel, this acreage provides a perfect combination of Rural and Urban lifestyle, conveniently located less than 10 minutes away from Calgary and 15 minutes away from Okotoks. This well-designed home features a vaulted ceiling and a fully developed, spacious basement, with options to include a pool table and antique heater. This well maintained home includes an open concept main floor that has 3 bedrooms, 2.5 bathrooms, main floor laundry and a beautiful kitchen enhanced with an island, stainless steel appliances and a walk in pantry. This sizeable basement includes a very generous Recreational area as well as a nice sized bedroom and a bathroom. Enjoy the tranquility of this quiet location with breathtaking mountain views. The property is wheelchair accessible with a front ramp, wide entryways, hallways, a master bedroom, and an ensuite bathroom designed for easy mobility. Located just an 8-minute drive to South Health Campus and within a 10-minute range of Fire and Rescue services. The property includes a well-equipped 31'6"x23'6"shop with 10' ceiling, 110v/220v power, heating, and ample workbench space. The land is fenced with durable metal pipe fencing, cross-fenced into three pastures with 2-W gates. A picturesque pond, teeming with waterfowl and frogs during moist seasons, adds to the charm, along with a red-winged blackbird nesting area. The landscape is filled with mature trees, unique specimen shrubs, and perennials. Additional features include a small animal shelter, tack room, and storage shed, all moveable and set on skids. This property offers a perfect blend of practicality and natural beauty.**

Inclusions: N/A
Property Listed By: RE/MAX Realty Professionals

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













