



4 HIGHLAND RANCH Estates, Rural Foothills County T1S 4Y8

MLS® #: **A2163682** Area: **NONE** Listing Date: **09/06/24** List Price: **\$1,699,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **154,638 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,184**
 Low Sqft:
 Ttl Sqft: **2,184**

DOM

12
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **3**

Access:
 Lot Feat: **Cul-De-Sac,Gazebo,Landscaped,Many Trees,Paved,Views**
 Park Feat: **Additional Parking,Driveway,Electric Gate,Garage Door Opener,Oversized,Parking Pad,Paved,RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Geothermal**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **BBQ gas line,Fire Pit,Private Entrance,Private Yard,Rain Barrel/Cistern(s)**

Construction: **See Remarks**
 Flooring: **Laminate**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Beamed Ceilings,Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`11" x 17`1"	Dining Room	Main	13`1" x 11`7"
Kitchen	Main	14`10" x 18`3"	Breakfast Nook	Main	10`0" x 9`7"
Bedroom - Primary	Main	18`6" x 12`11"	3pc Ensuite bath	Main	12`3" x 11`7"
Bedroom	Main	12`0" x 10`11"	Family Room	Main	19`9" x 12`11"
2pc Bathroom	Main	5`4" x 5`3"	4pc Bathroom	Main	10`11" x 5`10"
Laundry	Main	14`8" x 15`1"	Foyer	Main	11`1" x 7`2"

Game Room
Bedroom
4pc Bathroom

Lower
Lower
Lower

30`11" x 12`10"
14`8" x 11`11"
4`10" x 9`6"

Bedroom
Great Room
Other

Lower
Lower
Lower

13`0" x 12`9"
16`9" x 33`5"
10`6" x 9`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0412602

Zoning:
CR

Remarks

Pub Rmks:

Showstopper Acreage - Farmhouse Walk-Out Bungalow Meticulously designed by the original owners, this stunning walk-out bungalow offers a unique blend of style and function. The charming farmhouse design is complemented by a covered wrap-around deck, perfect for enjoying the superbly landscaped yard with breathtaking mountain views. Upon entering, the spacious foyer leads to the great room featuring custom white wainscotting, abundant windows, and an airy atmosphere. The dining room showcases beautiful beamed ceilings, adding to the Arts & Crafts aesthetic. The gourmet kitchen is a chef's dream, equipped with upscale stainless steel appliances, including double ovens, a gas cooktop, and a large fridge/freezer combo. The kitchen flows into a cozy breakfast nook, with a door leading to the massive deck, complete with remote-controlled screens and rubber mat flooring for added comfort. The main level includes a generously sized primary bedroom with an impressive ensuite and a huge walk-in closet with built-in cabinetry. A second bedroom and an additional 4-piece bath are also on this level. The delightful family room is perfect for movie nights or relaxation. The main floor laundry is well-appointed with cabinets, a sink, and a half bath. The professionally developed lower level offers a massive rec room, a full 4-piece bath, two additional spacious bedrooms, a gym area, and ample storage space. A triple-attached garage adds convenience, while the 30x40 shop with 12-ft ceilings provides ideal storage for extra vehicles or a private workshop. The home is heated using the geothermal system and there are solar panels installed to help with the electrical costs. This home and property are truly a must-see, with its many extra features and superb landscaping that enhance the mountain views.

Inclusions:
Property Listed By:

Call listing agent
RE/MAX Complete Realty

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