



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16190 265 Avenue, Rural Foothills County T1S 4L8**

MLS® #: **A2163986**

Area: **NONE**

Listing Date: **09/13/24**

List Price: **\$1,350,000**

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: **2004**

Finished Floor Area  
Abv Sqft: **1,857**  
Low Sqft:  
Ttl Sqft: **1,857**

DOM

**6**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **Acreage with Residence, Bungalow**

Lot Information  
Lot Sz Ar: **406,850 sqft**  
Lot Shape:

Parking  
Ttl Park: **3**  
Garage Sz: **3**

Access:  
Lot Feat: **Paved, Treed**  
Park Feat: **Heated Garage, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **In Floor, Natural Gas**  
Sewer: **Septic Field**  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Laminate**  
Water Source: **Well**  
Fnd/Bsmt: **ICF Block**  
Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows**  
Utilities: **Electricity Connected, Natural Gas Connected, Water Connected**

Room Information

Room	Level	Dimensions
Mud Room	Main	9`5" x 6`6"
Kitchen	Main	15`11" x 11`7"
Living Room	Main	17`3" x 22`5"
Dining Room	Main	15`11" x 10`8"
Laundry	Main	7`7" x 6`6"
Game Room	Lower	28`0" x 46`11"

Room	Level	Dimensions
Bedroom - Primary	Main	13`7" x 14`5"
Bedroom	Main	11`3" x 10`7"
Bedroom	Main	11`2" x 12`8"
4pc Ensuite bath	Main	17`5" x 6`7"
4pc Bathroom	Main	8`9" x 4`11"
2pc Ensuite bath	Main	2`11" x 7`3"

Foyer  
Storage  
Furnace/Utility Room

Main  
Lower  
Lower

9`9" x 5`9"  
13`10" x 12`9"  
13`8" x 12`9"

Bedroom  
3pc Bathroom

Lower  
Lower

13`11" x 16`8"  
7`10" x 6`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
CR

8911550

Remarks

Pub Rmks:

**Welcome to your own private oasis! This meticulously maintained bungalow offers over 3,600 square feet of thoughtfully designed living space, all nestled on a sprawling 9.34-acre lot surrounded by lush, tree-lined serenity. Imagine the endless possibilities that come with this expansive land—whether you dream of creating a vibrant garden, setting up a personal hobby farm, or simply enjoying the wide-open spaces, this property is a canvas for your lifestyle aspirations. As you approach the home, you'll be struck by the sense of seclusion and privacy, with the residence gracefully hidden behind a verdant canopy of trees. The expansive wrap-around deck invites you to savor the changing skies and tranquil views at any time of day, whether you're enjoying morning coffee or an evening under the stars. Step inside to discover a world of open, airy living. The vaulted ceilings and large windows flood the home with natural light, creating an inviting atmosphere. The kitchen is a chef's dream, featuring a large island with a breakfast bar, a spacious pantry, and seamless flow into the dining room—perfect for hosting gatherings and creating memorable moments with family and friends. The living room, with its striking vaulted ceiling and built-in desk, offers a cozy yet elegant space highlighted by a gas fireplace and custom cabinetry. This space is designed for comfort and convenience, making it the ideal setting for relaxation or entertaining. The main level boasts a spacious primary bedroom complete with a luxurious 4-piece ensuite and a walk-in closet. Two additional bedrooms and a well-appointed 4-piece bath provide ample space for family or guests. The laundry room and a convenient two-piece bath complete this floor, adding to the functionality of this exquisite home. The lower level is a haven of its own, featuring a massive recreation room that invites endless possibilities—from game nights to home theaters. An additional spacious bedroom with a 3-piece ensuite ensures privacy and comfort for all. The 13 x13 storage room offers practical storage solutions, keeping everything organized and within reach. Additional features include a triple garage and a vacuum system for added convenience and comfort. Ideally situated just 10 minutes from Calgary, you'll have effortless access to shopping, dining, and business amenities while enjoying the peaceful, rural lifestyle of your dreams. With 9.34 acres of space, this property combines luxury, room to grow, and convenience in perfect harmony—come and make it yours today! Property has three wells on it, one for the house and two extra. Note Photos are Virtually Staged!**

Inclusions:  
Property Listed By:

**Shed, Shelving in Storage Room, Lawn Ornaments and FLower pots as Viewed.  
CIR Realty**

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





16190 265 Ave W, De Winton, AB

Main Floor Exterior Area 1837.35 sq ft



0 2 10 ft PREPARED: 2024/09/10  
 While regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







16190 265 Ave W, De Winton, AB  
Basement (Below Grade) EXISTING AREA 1763.23 sq ft



0 5 10 m

PREPARED: 20/06/20

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





