



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**279027 48 Street, Rural Foothills County T1S3R8**

MLS® #: **A2164398**

Area: **NONE**

Listing Date: **09/12/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Rural Foothills County**  
City/Town: **2010**

Year Built: **2010**  
Lot Information  
Lot Sz Ar: **109,771 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **1,956**  
Low Sqft:  
Ttl Sqft: **1,956**

**Back Yard,Dog Run Fenced In,Fruit Trees/Shrub(s),Front Yard,Garden,Sloped,Sloped Down,Treed,Views Double Garage Attached,Garage Door Opener**

DOM

**7**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Dog Run,Garden,Storage**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Conditioner,Water Softener,Window Coverings**  
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,No Animal Home,No Smoking Home,Smart Home,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>5pc Bathroom</b>	<b>Main</b>	<b>8`0" x 7`11"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>12`3" x 9`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 10`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 10`10"</b>

<b>Breakfast Nook</b>	<b>Main</b>	<b>10`9" x 9`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 14`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`1" x 14`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 11`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`8" x 10`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`6" x 20`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 17`8"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>12`3" x 5`7"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>11`3" x 7`6"</b>	<b>Kitchenette</b>	<b>Basement</b>	<b>7`3" x 4`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 12`11"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>10`11" x 20`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`0" x 11`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>38`10" x 24`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>38`7" x 13`7"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **CR**  
 Legal Desc: **1012121**

Remarks

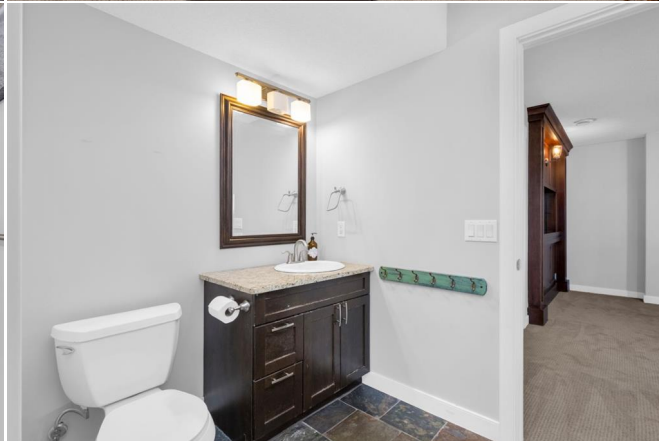
Pub Rmks: **\*\*\*Please check out videos of inside and out on the video/media link\*\*\* Prepare to be captivated by this exceptional walk-out bungalow with over 3800 sqft of total living space, nestled on a 2.52-acre estate. Perfectly positioned just a quick 5-minute drive to Okotoks and a mere 8-minute commute to Calgary. With 5 bedrooms (possible 6th) and 3 baths, this abode graciously accommodates both family and guests. The main floor features an inviting open-concept layout, created for hosting gatherings and creating cherished memories. There are 3 bedrooms here including a primary, as a wing of its own. Some extra features of this home is the state-of-the-art hydroxyl radical air purification system, which not only ensures pristine air quality by eradicating airborne pollutants, allergens, and even certain viruses but also places an uncompromising emphasis on safeguarding your family's health and well-being. This property further offers a water softener, reverse osmosis water system, and air conditioning. Downstairs holds 2 more bedrooms, one of which that could pose as a second primary, with a good sized 4-piece bathroom equipped with in floor heat. Complementing this level, discover a dedicated office space and an impressively spacious home gym (which could be a 6th bedroom). Step through the walk out and prepare to be entranced by the breath taking city views that stretch out before your eyes. The upper and lower decks are great sizes built with composite decking and designed to encourage gatherings and moments with this view front and centre. Whether it is a family BBQ, a serene sunset cocktail hour, or simply watching the stampede fireworks, these outdoor spaces form the canvas upon which cherished memories are painted. BONUS hidden in the tall trees, houses a commodious enclosed treehouse complete with electricity options. Envision the limitless possibilities—this could serve as your child's secret haven, a cozy teenage hangout, or your exclusive home office sanctuary. On the other side of the property you will find a charming fenced-in garden, featuring not only vegetables but also fruit trees. Amplifying your self-sufficiency goals, the property also features a chicken coop with a dedicated fenced area, affording you the pleasure of farm-fresh eggs from the heart of your own backyard. Families will relish the convenience of having both Catholic and public schools for grades K-9 situated mere minutes away, so close, you can hear the school bell, and bussing to the Okotoks high schools. An amazing opportunity to fully embrace a lifestyle defined by luxury, convenience, and self-sufficiency—a rare confluence of attributes that is seldom encountered. Call your favourite Realtor to book a showing today.**

Inclusions: **None**  
 Property Listed By: **CIR Realty**

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









**279027 48 St E, De Winton, AB**

Main Floor Exterior Area 1956.29 sq ft  
Interior Area 1853.32 sq ft  
Excluded Area 528.83 sq ft



PREPARED: 2023/09/23



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.

**279027 48 St E, De Winton, AB**

Basement (Below Grade) Exterior Area 1885.97 sq ft  
Interior Area 1759.12 sq ft



PREPARED: 2023/09/23



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