



THE
A-TEAM

**RE/MAX
FIRST**

304020 PARKINS Road, Rural Foothills County T0L 1K0

MLS® #: **A2164671**

Area:

Listing **09/12/24**

List Price: **\$975,000**

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: **1996**
Lot Information
Lot Sz Ar: **371,131 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,929**
Low Sqft:
Ttl Sqft: **1,929**

DOM

7
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **4 Level Split,Acreage with Residence**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:
Lot Feat:
Park Feat: **Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped,Private Double Garage Attached,Driveway,Garage Faces Front,Heated Garage,Oversized**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source: **Well**
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,French Door,Laminate Counters,Pantry,Storage,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>
Bedroom - Primary	Upper	18`11" x 14`3"	Bedroom	Main	14`3" x 11`2"
Bedroom	Main	14`1" x 10`11"	4pc Ensuite bath	Upper	
4pc Bathroom	Main				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0612269

Zoning:
CR

Remarks

Pub Rmks:

We're proudly presenting this serene oasis in the sought-after Millarville area! This sprawling 8.77-acre property that boasts a total of 2,585 ft2, with a walkout basement and breathtaking panoramic views from the upper and lower decks. Enjoy peaceful walks on the forest trails, sitting beside or skating on the pond, and with little work to do, this property is fenced for your livestock. It comes with 2 large sheds and an insulated chicken coop wired for heat. With an oversized heated double garage and trailer parking, there's plenty of room for all your toys. The exterior of the home has had updates including updated Hardie Board, soffits, and cladding. The interior is very well kept with an array of updated appliances and big, beautiful windows allowing light to enter from all angles. The kitchen boasts access to the deck with more gorgeous views and the primary bedroom is huge, it also features a 4-pc ensuite as well as a big walk-in closet. The floorplan features good separation between the primary bedroom and the additional bedrooms so you can get the privacy you need. Don't miss this opportunity to build your dream shop or barn on this fantastic property. The well is high-yielding, and there's an added water filtration system and iron filter! We're happy to accommodate your showings and answer any questions you may have. This area is close to the city but far enough away to enjoy true country living. You won't find a better community with a mix of long-time ranching families, young families, and everything in between! Don't miss the chance to visit this one, you won't be disappointed.

Inclusions:
Property Listed By:

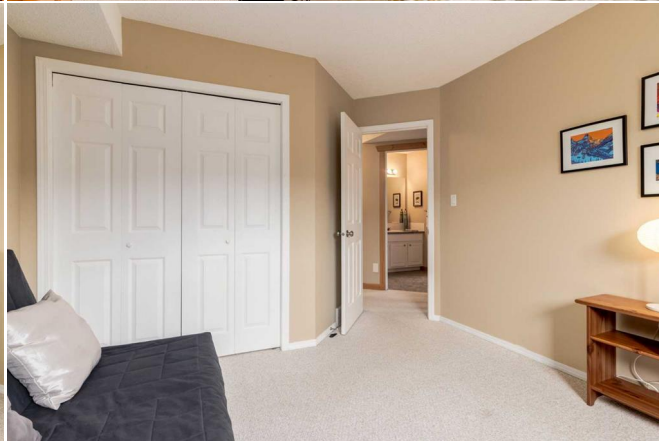
None
RE/MAX Landan Real Estate

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

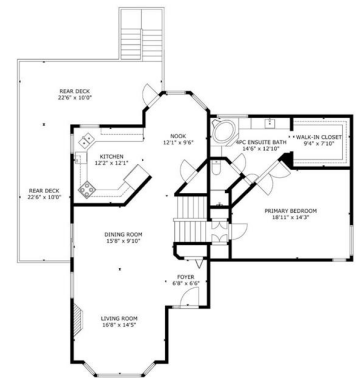
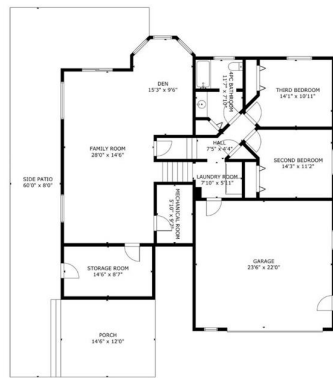
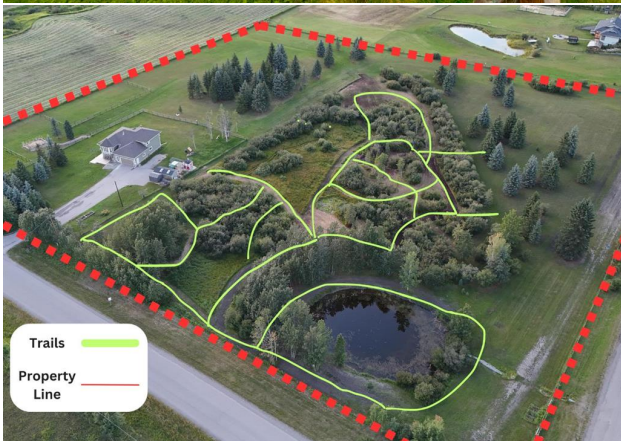
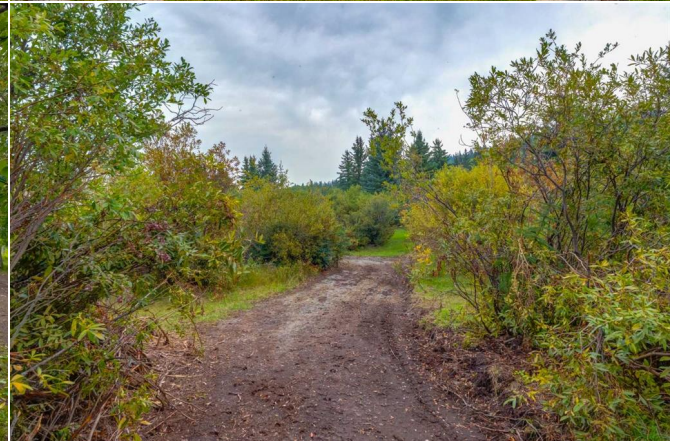
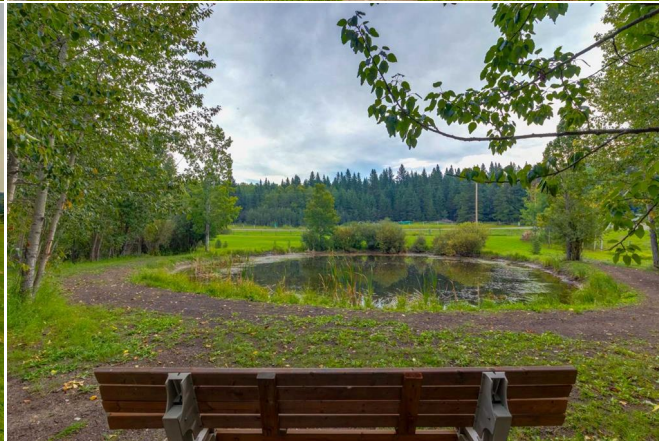
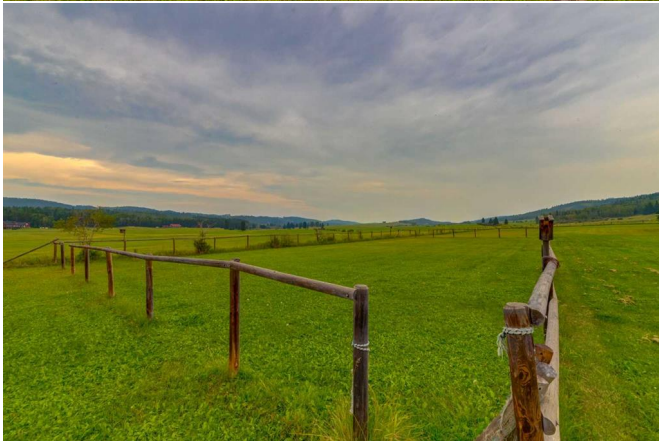












304020 Parkins Road W

3 Bed | 2 Bath | Walkout Basement

2585ft Total

Panoramic Valley Views

Pond | Walking/ATV/X-Country Trails

Oversized | Heated | Double Attached Garage w/New Reverse Sensors,
220V Wiring & New MyQ Opener

Wrap Around Deck Partially Covered | Upper Deck | Unobstructed Views

New Furnace Fan - 2024 | Hot Water Tank - 2023

Updated Appliances

2 Sheds & Chicken Coop

Updated Hardie Board Siding

Updated Soffits, Cladding & Roof

Electrolux Laundry Machines - 2022

Ecobee Smart Thermostat

Septic Tank & Field

Livestock Corral | Fenced For Horses w/Gates

Dual Zone Furnace

Great Well | Iron Filter Added

25 Minutes To Calgary | 12 Minutes To Bragg Creek | 10 Minutes To Millarville