



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**288072 HIGHWAY 549 , Rural Foothills County T0L 1K0**

MLS® #: **A2164731**      Area: **NONE**      Listing Date: **09/12/24**      List Price: **\$1,699,000**  
 Status: **Pending**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Foothills County**  
 City/Town: **2006**  
 Year Built: **2006**  
 Lot Information  
 Lot Sz Ar: **2,068,664 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,776**  
 Low Sqft:  
 Ttl Sqft: **1,776**

DOM

**7**  
Layout  
 Beds: **2 (1 1)**  
 Baths: **2.5 (2 1)**  
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Pasture, Secluded, Treed, Views**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Forced Air**  
 Sewer: **Mound Septic**  
 Ext Feat: **BBQ gas line, Private Yard**

Construction: **Composite Siding, Wood Frame**  
 Flooring: **Hardwood, Tile**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Gas Stove, Microwave, Refrigerator, Water Softener, Window Coverings**  
 Int Feat: **Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Tray Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`5" x 12`3"	Living Room	Main	15`10" x 22`0"
Dining Room	Main	13`0" x 13`9"	Kitchen	Main	12`4" x 15`0"
Laundry	Main	6`7" x 15`5"	Office	Main	6`7" x 11`7"
Bedroom - Primary	Main	14`0" x 14`1"	Other	Basement	8`7" x 13`1"

Family Room  
Bedroom  
Storage  
2pc Bathroom  
4pc Bathroom

Basement  
Basement  
Basement  
Main  
Basement

13`10" x 15`2"  
11`5" x 12`2"  
4`8" x 15`10"  
5`3" x 7`5"  
5`5" x 8`0"

Game Room  
Hobby Room  
Furnace/Utility Room  
5pc Ensuite bath

Basement  
Basement  
Basement  
Main

11`8" x 16`0"  
11`9" x 14`3"  
17`10" x 24`2"  
9`2" x 13`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**A**

Remarks

Pub Rmks:

**A Rare and Pristine 47 + Acres west of Millarville ! Tucked off of HWY 549 is this beautiful setting surrounded by nature, aroma of spruce trees, and the tranquil sound and scenery of Fisher Creek! The LASK constructed home situated against a grassy meadow lies over 3000 sq. ft. of living space in a well-kept walk out bungalow, with triple attached garage, front and back trex decking providing endless views to watch sun rises, sunsets and many oversize windows allows the panoramic views to be enjoyed from every angle in the home. Custom finishes throughout, from thick Whiskey Barrel oak flooring, timeless oak kitchen cabinets, large kitchen island, curved arches, tray ceiling in living room hugged with stone facing wood burning fireplace and flanked with built-ins. The primary suite offers a large walk-in closet with window, and an oversize 5- piece ensuite. Also on the main floor there is a large den that could be converted into 2nd bedroom if needed. The walkout basement is full of fun ! A bar, room for a pool table, woodstove and more of that amazing view and access to the lower deck, another bedroom, hobby room or a great gym. Two more storage rooms, one which has room you could potentially develop into another bedroom ! Also on the property is a small log cabin that would make a great project to make it into a fun play house or guest house. This property is very thoughtfully designed to be enjoyed and to appreciate the beauty of Alberta's amazing landscape. Come and take a look, walk the scenery, or pull up a lawn chair and "just enjoy".**

Inclusions:  
Property Listed By:

none  
**Royal LePage Solutions**

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











