



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**386109 128 Street, Rural Foothills County T0L 0H0**

MLS® #: **A2165015**

Area: **NONE**

Listing Date: **09/11/24**

List Price: **\$999,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **1996**

Finished Floor Area  
Abv Sqft: **2,572**  
Low Sqft:  
Ttl Sqft: **2,572**

DOM

**8**  
Layout  
Beds: **4 (4 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **435,600 sqft**  
Lot Shape:

Parking

Ttl Park: **0**  
Garage Sz: **10**

Access:

Lot Feat: **Front Yard, Lawn, Landscaped, Paved, Private, Treed, Views**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **Fire Pit, Playground**

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

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Water Conditioner, Water Softener**  
Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>9`10" x 7`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`8" x 13`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`9" x 9`8"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>10`11" x 10`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`11" x 16`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>21`5" x 15`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>20`10" x 8`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`6" x 12`6"</b>

**Bedroom** Upper 16`7" x 14`6"  
**Bedroom** Main 12`11" x 9`5"  
**5pc Ensuite bath** Upper 13`2" x 7`11"

**Bedroom** Upper 15`2" x 9`6"  
**4pc Bathroom** Main 12`11" x 5`5"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** CR  
Legal Desc: **9511201**

Remarks

Pub Rmks: **Welcome to your dream retreat nestled on 10 picturesque acres of pristine countryside, where breathtaking mountain views are yours to enjoy every day. This stunning two-story home offers a seamless blend of luxury and comfort, ideal for those seeking both tranquility and modern conveniences. As you step inside, you'll be greeted by a grand living room featuring a soaring 20-foot vaulted ceiling and an impressive floor-to-ceiling stone wood burning fireplace, framed by expansive windows that flood the space with bright natural light and showcase the stunning mountain panorama. The open-concept design creates a seamless flow into the chef's kitchen, which boasts granite countertops, a large island, top-of-the-line appliances, and a spacious dining nook perfect for casual meals. A formal dining room provides ample space for hosting family gatherings and or to entertain. The main floor also includes a versatile bedroom ideal for guests or a home office, while a cozy sunroom offers a serene spot to unwind and enjoy both the amazing sunrises and gorgeous sunsets. The primary suite is a true sanctuary, complete with vaulted ceilings, abundant natural light, a generous walk-in closet, and a luxurious 5-piece ensuite. Additional features include a double detached garage, a walk-up basement ready for your personal touch, a front porch, a sunroom, and a massive wrap-around back porch with two sets of stairs leading down to your own private landscaped 10 acres to enjoy all your favourite outdoor activities! With only minutes to Black Diamond and or Okotoks, and less than 30 minutes to Calgary, this property combines the best of peaceful country living with convenient access to urban amenities. Perfect for first-time acreage buyers or those seeking to upgrade, this home offers exceptional value and a rare opportunity to experience true rural elegance!!**

Inclusions: **Snow Plow, appliances, trampoline and play structure**  
Property Listed By: **CIR Realty**

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

















