



THE
A-TEAM

**RE/MAX
FIRST**

232025 48 Street #200, Rural Foothills County T1S 3R4

MLS® #: **A2165213** Area: **NONE** Listing Date: **09/12/24** List Price: **\$2,780,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Foothills County**
 City/Town: **2019**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **174,240 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,667**
 Low Sqft:
 Ttl Sqft: **4,667**

DOM

70
Layout
 Beds: **7 (5 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **No Neighbours Behind, Landscaped, Many Trees, Private, Secluded, Views**
 Park Feat: **Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, RV Access/Parking, Triple Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator**
 Int Feat: **Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`7" x 6`7"	5pc Bathroom	Main	5`0" x 11`6"
5pc Ensuite bath	Main	13`8" x 14`3"	Bedroom	Main	13`3" x 17`6"
Bedroom	Main	13`0" x 14`1"	Bedroom	Main	19`1" x 17`9"
Dining Room	Main	11`1" x 10`1"	Kitchen	Main	17`0" x 17`8"
Laundry	Main	7`3" x 11`10"	Living Room	Main	20`1" x 25`10"

Mud Room	Main	11`4" x 10`8"	Office	Main	12`1" x 12`0"
Bedroom - Primary	Main	17`4" x 18`3"	Den	Main	11`4" x 10`7"
4pc Bathroom	Second	6`9" x 10`10"	Bedroom	Second	17`8" x 13`0"
Bonus Room	Second	17`11" x 25`11"	Loft	Third	12`6" x 11`5"
3pc Bathroom	Basement	10`1" x 7`1"	3pc Bathroom	Basement	6`1" x 8`6"
Bedroom	Basement	11`9" x 14`0"	Bedroom	Basement	12`9" x 12`10"
Exercise Room	Basement	27`7" x 32`10"	Game Room	Basement	26`1" x 34`4"

Legal/Tax/Financial

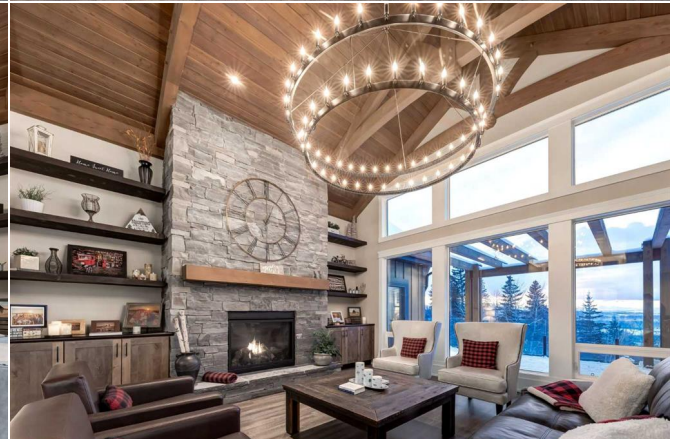
Title: **Fee Simple**
 Zoning: **CR**
 Legal Desc: **1111543**

Remarks

Pub Rmks: **We're extremely proud to present this stunning masterpiece perched high over the Bow River Valley, on 4 acres in the sought-after community of Foothills County. The custom-built home was designed to offer breathtaking mountain and river valley views and is on a portion of environmental reserve! With over 7200ft2 of total living space, a triple car garage, hair salon, fitness center, 3 story loft and a walkout basement, this home is a one-of-a-kind country escape. The soaring vaulted ceilings and spectacular windows offer the panoramic views you've come to see. The open-concept floor plan is tailored for entertaining, creating a seamless flow throughout the living spaces. A focal point of the home is the gas fireplace, which not only sets the tone for the entire room but also adds warmth and ambiance. The fireplace serves as a central element in the living space, providing a cozy atmosphere for gatherings and relaxation. The adjoining kitchen/dining room is a chef's dream, equipped with stainless steel appliances designed with both style and functionality in mind. Whether you're preparing a casual meal or hosting a grand event, this kitchen is well-equipped to meet all your culinary needs. Every room on the main floor offers stunning views from every angle, enhancing the overall ambiance of the space. Boasting 4 large bedrooms including the primary suite, equipped with a tranquil spa-like 5-piece ensuite and a walk-in closet, offering a luxurious and comfortable retreat featuring a free-standing soaker tub and a separate shower, providing options for relaxation and rejuvenation. There is a versatile bonus room on the main floor, currently being used as a salon. This room is equipped with a sink and built ins. Alternatively, it can be repurposed for various uses such as a crafting room or any other purpose according to personal preferences. Finishing up this level are the spacious laundry room, a 5-piece bathroom, a 3-piece bath and a handy mudroom coming in from the triple car garage. The 2nd level offers a living area great for movie nights as well as another bedroom and 4-piece bath. Just wait, up the stairs from here offers a loft area with yet another living area with a gas fireplace and balcony. Enjoy that glass of wine unwinding out on the deck soaking up the views in peace and quiet with scenic views and tranquility. The WALK-OUT basement offers more space for the family to spread out and create memories. This level offers a rec area with another gas fireplace, pool table, access out to the back yard and patio, the 6th bedroom, and a home gym/fitness area unlike no other. We'd invite you to book a showing and be sure to bring your boots so you can explore the trails and views that this property has to offer. We're excited to find the next lucky owner of this impressive home!**

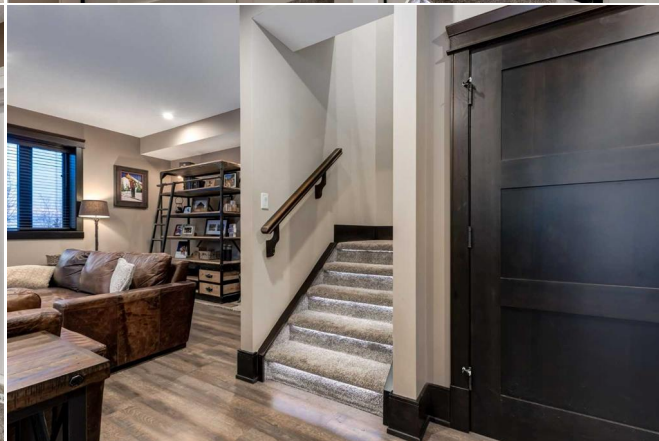
Inclusions: **None**
 Property Listed By: **RE/MAX Landan Real Estate**

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













200, 232025 48 Street E, Foothills MD

- ~ Backing Onto Bow River Valley & Policeman's Flats
- ~ Custom Built | One-Of-A-Kind | Over 7200ft² Developed
 - ~ 4 Acres w/Environmental Reserve & Trail System
- ~ 2.5 Story | 6 Bedrooms | 2 Dens | 2 Bonus Rooms | 6 Bathrooms
- ~ 4 Bedrooms On Main Floor | 3 Storey Bonus Room With Balcony
 - ~ Aesthetics/Hair Spa
- ~ Full Gym/Fitness Studio in Basement w/Separate Entrance
- ~ ICF Foundation w/Walkout Basement & In-Floor Radiant Heat
 - ~ Triple Garage w/In-Floor Radiant Heat
 - ~ Custom Fir Doors & Trim In Basement
 - ~ Rustic Alder Cabinets & Built-Ins
 - ~ Custom Woodwork Throughout
 - ~ Suspended Concrete Balcony
- ~ LED Accent Lights Throughout Interior & Exterior
 - ~ RV/Boat Parking
- ~ Quick Access To Calgary via Highway 2A
- ~ Great Well (6 GPM) | Septic Tank & Field
- ~ Amazing Neighbours, Views & So Much More!