



THE
A-TEAM

**RE/MAX
FIRST**

96035 408 Avenue, Rural Foothills County T1S 6A5

MLS® #: **A2165450**

Area: **NONE**

Listing Date: **09/16/24**

List Price: **\$2,225,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2010**
Lot Information
Lot Sz Ar: **326,700 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,029**
Low Sqft:
Ttl Sqft: **3,029**

DOM

3
Layout
Beds: **4 (2 2)**
Baths: **4.5 (4 1)**
Style: **1 and Half Storey, Acreage with Residence**

Parking

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

Access:
Lot Feat: **Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Greenbelt, Landscaped, Level, Pasture, Paved, Private, Views**
Park Feat: **Triple Garage Attached, Triple Garage Detached**

Utilities and Features

Roof: **Other, See Remarks**
Heating: **Forced Air**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **BBQ gas line, Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Water Heater, Humidifier, Microwave, Microwave Hood Fan, Range Hood, Washer, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator**
Int Feat: **Bar, Bookcases, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`3" x 12`0"	Dining Room	Main	11`0" x 15`5"
Living Room	Main	16`0" x 20`8"	Kitchen	Main	15`7" x 18`0"
Pantry	Main	6`2" x 10`7"	Mud Room	Main	5`5" x 9`0"
Laundry	Main	8`0" x 11`10"	Bedroom - Primary	Main	16`0" x 17`0"

Bedroom Second 10`0" x 11`5"
Bedroom Lower 11`0" x 12`0"
Office Second 6`6" x 11`5"
Game Room Lower 15`9" x 27`8"
Wine Cellar Lower 11`4" x 13`1"
Storage Lower 10`4" x 16`5"
2pc Bathroom Main 5`5" x 7`6"
4pc Bathroom Lower 5`0" x 10`7"

Bedroom Lower 110`0" x 12`0"
Library Lower 10`10" x 27`10"
Loft Second 7`10" x 11`0"
Media Room Lower 14`4" x 17`0"
Furnace/Utility Room Lower 11`0" x 18`4"
5pc Ensuite bath Main 11`3" x 11`8"
3pc Bathroom Second 6`5" x 7`3"
4pc Ensuite bath Lower 5`0" x 8`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **021 2455**

Zoning: **CRES**

Remarks

Pub Rmks: **This is an Incredible Home & Property - The house offers an extensive list of features and amenities that you would expect from a custom built home in this price category. The shop/barn as well is built with attention to detail. A thorough list of details on this property is available upon request.**

Inclusions: **John Deere EZtrak 54 inch deck zero turn mower and tow behind yard cart.**
 Property Listed By: **Keller Williams BOLD Realty**

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









