



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**242017 96 Street, Rural Foothills County T1S 3Y6**

MLS® #: **A2165709**      Area: **NONE**      Listing Date: **09/13/24**      List Price: **\$1,899,900**  
 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: **2008**  
Lot Information  
 Lot Sz Ar: **217,364 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **5,597**  
 Low Sqft:  
 Ttl Sqft: **5,597**

DOM

**81**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **6.5 (6 1)**  
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **10**  
 Garage Sz: **4**

Access:  
 Lot Feat: **Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Paved, Views**  
 Park Feat: **Heated Garage, Insulated, Oversized, Paved, Quad or More Attached, RV Access/Parking**

Utilities and Features

Roof: **Rubber**  
 Heating: **Boiler, In Floor, Natural Gas**  
 Sewer: **Septic Field, Septic Tank**  
 Ext Feat: **Balcony, BBQ gas line, Private Yard**

Construction: **Concrete, Metal Frame, Stucco**  
 Flooring: **Concrete**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range, Range Hood, Refrigerator, Trash Compactor, Washer, Window Coverings**  
 Int Feat: **Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>5pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>15`4" x 13`11"</b>	<b>Den</b>	<b>Main</b>	<b>15`3" x 7`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>22`6" x 14`8"</b>	<b>Family Room</b>	<b>Main</b>	<b>29`5" x 22`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>17`3" x 7`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>27`8" x 15`10"</b>

**Living Room** Main 15`11" x 15`1"  
**3pc Bathroom** Second  
**Exercise Room** Second 57`1" x 29`10"  
**Office** Second 13`7" x 12`0"  
**Bedroom - Primary** Second 21`5" x 18`5"  
**Walk-In Closet** Second 16`8" x 15`1"  
**3pc Ensuite bath** Lower  
**Bedroom** Lower 22`5" x 15`8"  
**Game Room** Lower 53`10" x 29`8"  
**Furnace/Utility Room** Lower 26`0" x 21`11"

**Mud Room** Main 14`6" x 9`1"  
**Bedroom** Second 12`11" x 10`4"  
**Office** Second 18`4" x 18`4"  
**Storage** Second 10`9" x 10`4"  
**6pc Ensuite bath** Second 15`9" x 14`5"  
**3pc Ensuite bath** Lower  
**3pc Bathroom** Lower  
**Bedroom** Lower 14`7" x 14`2"  
**Media Room** Lower 18`5" x 14`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **9311570**

Zoning:  
**CR**

Remarks

Pub Rmks: **Nestled against breathtaking mountain views, only 10 minutes from Calgary & 10 minutes from Okotoks, this extraordinary estate offers over 8,000 square feet of unrivaled luxury and modern living. With 6 spacious bedrooms and 7 elegantly designed bathrooms, and in-floor heat throughout the entire house, this home combines sophistication with comfort. All this is located within minutes to not 2, but 3 amazing golf courses. Bathed in natural light, the stunning west-facing, two-story windows flood the open living spaces with sunshine, creating a warm, inviting atmosphere. The heart of the home, a gourmet kitchen, is equipped with a commercial-grade walk-in refrigerator and freezer, and a state-of-the-art Thermador coffee-making station, making it a dream for any culinary enthusiast. For those who work from home, two dedicated offices offer the perfect balance of privacy and space. The living area is centered around a striking two-sided gas fireplace, adding both warmth and a sense of grandeur. The heated garage, complete with in-floor drains, is ideal for car enthusiasts or anyone seeking convenience during colder months. The MASTER retreat has its own dedicated staircase to an enormous retreat that not only has its own Mountain View Balcony but also has an 8-piece spa-like ensuite that MUST be seen to be appreciated. Featuring one of the largest steam showers ever built that has not 1 but 2 entrances. The fully finished walk-out lower level is an entertainer's paradise, featuring a wet bar, theater, and games room. No detail has been overlooked in creating a space that blends elegance with functionality. Whether you're watching a movie in the home theater or hosting a gathering in the spacious recreation areas, this home is designed for those who love to entertain. From the panoramic mountain views to the carefully crafted design, this property is more than a home—it's a lifestyle. Experience luxurious living at its finest in this one-of-a-kind retreat. Contact us today to schedule your private viewing and take the first step toward owning this spectacular property.**

Inclusions:  
 Property Listed By: **RE/MAX Landan Real Estate**

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





















