



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81194 2378 Drive, Rural Foothills County T1S 0A0**

MLS® #: **A2166296**

Area: **NONE**

Listing Date: **09/27/24**

List Price: **\$1,650,000**

Status: **Active**

County: **Foothills County**

Change: **-\$50k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **2007**

Finished Floor Area  
Abv Sqft: **3,104**  
Low Sqft:  
Ttl Sqft: **3,104**

DOM

**48**  
Layout  
Beds: **5 (4 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **217,800 sqft**  
Lot Shape:

Parking

Ttl Park: **0**  
Garage Sz: **3**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **RV Access/Parking, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Forced Air**  
Sewer: **Holding Tank, Septic Field, Septic Tank**  
Ext Feat: **Storage**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Hardwood, Tile**  
Water Source: **Cistern, Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**  
Int Feat: **Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Den</b>	<b>Main</b>	<b>9`0" x 12`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 10`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`8" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`8" x 16`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`1" x 12`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`11" x 13`5"</b>	<b>Office</b>	<b>Main</b>	<b>8`1" x 10`4"</b>

<b>Pantry</b>	<b>Main</b>	<b>7`3" x 16`9"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 11`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 12`6"</b>
<b>Family Room</b>	<b>Upper</b>	<b>30`6" x 20`1"</b>	<b>Laundry</b>	<b>Upper</b>	<b>16`5" x 6`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`10" x 12`2"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>11`11" x 6`10"</b>
<b>3pc Bathroom</b>	<b>Basement</b>		<b>Other</b>	<b>Basement</b>	<b>9`4" x 8`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`5" x 11`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>25`6" x 35`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`11" x 13`1"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0511331**

Zoning: **CR**

Remarks

Pub Rmks: **This setup is just what you've been waiting for. Over 4000 sqft of living space, 4 stall heated barn with wrap around cover, nearly finished guest suite, 5 full acres, mountain views, 2 outdoor riding arenas and so much more located just 7 minutes to Okotoks in dark sky country where the stars shine bright at night. When you enter the home, you have lots of room to kick your boots off in the large entry that leads you to the main floor home office/den. There is a formal dining room with a large south facing window. The kitchen has warm wood cabinetry, ample storage, stainless steel appliances, gas range, granite countertops, and a large island. The open floor plan flows to the dining nook and living room with a gas fireplace and large windows that flood the space with natural light. There is a large walk-through pantry with built-in shelving that leads you to the mudroom with built-in lockers and access to the triple attached garage. The main floor is finished with a powder room and access to the large vinyl deck with glass railing and stairs to the yard. Upstairs you'll find 4 bedrooms!! The primary bedroom has a large walk-in closet, balcony and ensuite bathroom with double vanity with granite counters, jetted soaker tub, and large tiled shower. The 3 additional bedrooms are appropriately sized and there is a full bathroom to share. You will love the upper floor laundry room with built in storage, sink and granite countertops. Down the hall is a huge bonus room with vaulted ceilings and a balcony.... a great place to soak in the views. The basement is fully finished with a large family room that has a cozy gas fireplace, an eye-catching bar with granite countertops, built-in storage, wine rack, dishwasher, beverage fridge and sink! There is a flex space where you could have a 2nd office or even a home gym. There is a 5th bedroom and another full bathroom. This basement has ample large windows and walk out access to a covered 3 season room that leads to the yard. The heated 4 stall barn (36' x 36') is set up perfectly with indoor/outdoor access to each stall, vaulted ceiling, a tack room, a seating area and a full bathroom! The powered overhead door leads you straight out to the 100' x 200' outdoor riding arena, the wrap-around cover makes for the perfect spot to watch. There is a hay shed that offers storage and shelter from the weather for all your feed and bales. The second 36' x 36' outbuilding could be whatever you need it to be or is so close to being a cute country rental (just add a kitchen and flooring). It currently has 2 rooms walled off, a full bathroom with double vanity, shower and stacked laundry. The large open space could be an open floor plan kitchen/dining/living... use your imagination for this space, it's 90% finished. At the front of the property is an additional 60' x 100' outdoor riding arena. The property is fully fenced/cross fenced. All fencing and panels are staying so just bring your family, horses and enjoy!**

Inclusions: **Fencing/ Panels, Barn Stalls, Curtains, Curtain Rods, Shed, Stacked Washer/Dryer In Guest House, Fridge In Guest Suite.**  
 Property Listed By: **RE/MAX iRealty Innovations**

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











