



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**410126 112 Street, Rural Foothills County T1S 6C9**

MLS® #: **A2167078**

Area: **NONE**

Listing Date: **09/22/24**

List Price: **\$1,025,000**

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: **2003**

Finished Floor Area  
Abv Sqft: **1,492**  
Low Sqft:  
Ttl Sqft: **1,492**

DOM

**6**  
Layout  
Beds: **4 (1 3 )**  
Baths: **2.5 (2 1)**  
Style: **Acreage with Residence,Bungalow**

Lot Information

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

Parking

Ttl Park: **0**  
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Pasture,Private,Treed**  
Park Feat: **Additional Parking,Double Garage Attached,Gated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer: **Mound Septic**  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Double Vanity,French Door,Kitchen Island,No Smoking Home,Soaking Tub,Stone Counters,Storage,Sump Pump(s),Track Lighting,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>10`0" x 5`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`0" x 16`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 11`0"</b>
<b>Office</b>	<b>Main</b>	<b>12`0" x 12`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>12`2" x 9`0"</b>

<b>Mud Room</b>	<b>Main</b>	<b>5`3" x 4`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`8" x 12`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>18`4" x 14`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`7" x 9`9"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`1" x 10`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`0" x 11`4"</b>
<b>Exercise Room</b>	<b>Lower</b>	<b>13`2" x 10`7"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>11`5" x 10`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>		<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Lower</b>				

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **CR**  
 Legal Desc: **0113111**

Remarks

Pub Rmks: **\*Click on the movie reel for a flight around this exceptional property\*. Inspiring - Full mountain views and magnificent sunsets~ Quiet ~ Space~ Starry skies ~ Cool nights ~ Mature trees ~ A well loved and maintained property. Charming kitchen, A wood burning stove, deep soaking tub and walk-in shower in the recently renovated ensuite. Vaulted ceilings in the great room. A bright cottage countryside style of home. Windows in every direction. Gorgeous ship lap ceilings. Sitting at your kitchen table, glance out at the horses grazing, the hay bales in the distance, the rolling foothills. The golden hour is truly GOLDEN. The office is one of the most beautiful spaces I have encountered. How you will ever get work done, I'm not sure. A wall of west facing windows looking out over the foothills to the rocky mountains. Wow. Sun pouring in.. a place to pull out your paint brush or a journal and a cup of tea. When the snow begins to fall and you are lighting the kindling in the wood burning stove, you will hear the crackling wood and look out to the snow capped mountains and know that you are right where you should be. The current owners have poured energy, thought and loving choices into this home. The bathrooms have been renovated along with the kitchen. Some new appliances and many, many updates. Please ask your realtor for the list. A must mention is the laundry room. Hosting a bright window, a large sink and a newly updated washer & dryer, there is plenty of room for folding and storage. Not only is it functional, it is also very attractive and conveniently located on the main level. The primary bedroom is very generous in size and yet so inviting and peaceful. The lower level of this home has in-floor heat, ahhh...Warm feet throughout the cool months is a wonderful feeling. There are huge windows, 3 bright bedrooms and space for a home gym or a hobby area. On this acreage, you will marvel at the serenity and space. Yet, only a few minutes away there is a full service hospital, dentists, a grocery store and some famous restaurants and amenities. Only 15 minutes away are the larger box stores if desired. The best of both worlds really. World class fly fishing, hiking and picnic areas are also very close by in Kananaskis Country. There is space for a horse or two, your best fur friends or some bee hives and a big garden. The perimeter fence is very well maintained. Located on a school bus route, the roads get plowed soon after the snow falls. Our lovely sellers are heading off on a new adventure so you can move in before the end of October and enjoy the gorgeous fall colours that surround this endearing parcel of Alberta land. Showings begin Sunday Sept 22nd, call your favourite agent for a tour.**

Inclusions: **stock waterer-as is (never used), chain link fence panels, horse shelter**  
 Property Listed By: **Century 21 Foothills Real Estate**

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

















