



THE
A-TEAM

**RE/MAX
FIRST**

418016 48 Street #100, Rural Foothills County T1S 6A6

MLS® #: **A2167083** Area: **NONE** Listing Date: **09/18/24** List Price: **\$1,300,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **2019**
 Lot Information
 Lot Sz Ar: **139,827 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,234**
 Low Sqft:
 Ttl Sqft: **2,234**

DOM

10
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (4 0)**
 Style: **Acreage with Residence, Bungalow**

Parking

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

Access:
 Lot Feat: **Landscaped, Many Trees, Rectangular Lot, Sloped Down, Treed, Views**
 Park Feat: **Oversized, Quad or More Detached, RV Access/Parking, Workshop in Garage**

Utilities and Features

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

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

Kitchen Appl: **Convection Oven, Dishwasher, Induction Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	18`5" x 15`5"	Kitchen	Main	14`5" x 13`5"
Dining Room	Main	17`5" x 12`9"	Bedroom - Primary	Main	17`5" x 16`1"
Bedroom	Main	13`1" x 12`4"	Bedroom	Main	13`1" x 12`4"
5pc Bathroom	Main	13`1" x 12`4"	5pc Ensuite bath	Main	13`1" x 9`0"

Game Room
4pc Ensuite bath
Bedroom

Lower
Lower
Lower

16`4" x 35`9"
13`3" x 7`6"
11`2" x 14`10"

Bedroom
Den
4pc Bathroom

Lower
Lower
Lower

15`4" x 16`7"
13`4" x 15`11"
13`4" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612785

Zoning:
CRA

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY SEPT 28, 12:30- 4pm. This sounds like an incredible property! Great curb appeal from this raised bungalow style, with its high ceilings and open concept, creates a spacious and airy atmosphere. The modern kitchen with upscale stainless appliances (Bosch Dishwasher, Induction stovetop and convection oven plus lower warming oven) and quartz countertop on the island, along with the large walk-in pantry, must be perfect for someone who enjoys cooking and entertaining. The expansive windows offers stunning mountain views to the west making the great room a wonderful area to relax in. French door leads out to an oversized deck ideal for all your family gatherings outside. Over 4,000 sq. ft. of developed space provides plenty of room for a growing family or hosting guests, and the primary suite with a spa-like ensuite and large walk-in closet is so luxurious. The additional 2 bedrooms and thoughtfully planned lower level, complete with an expansive rec room complete with wet bar, media room, another 2 additional bedrooms, one with an ensuite, and plus guest bathroom offer even more living space and convenience. The ICF foundation is a great feature too, providing enhanced insulation and lowering energy costs. And the 30' x 40' newly built metal shop/garage sounds like a dream for anyone who needs ample storage or workspace for vehicles and projects. It's definitely a beautifully designed property with a great balance between luxury, functionality, and natural beauty. Are you considering making a move? This wonderful well planned home and property are well worth viewing !

Inclusions:
Property Listed By:

none
RE/MAX Complete Realty

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











