



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**402046 9 Street, Rural Foothills County T1S 6C7**

MLS® #: **A2167108**

Area: **NONE**

Listing Date: **09/20/24**

List Price: **\$2,399,000**

Status: **Active**

County: **Foothills County**

Change: **-\$390k, 05-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **2003**  
Lot Information  
Lot Sz Ar: **237,837 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **6,926**  
Low Sqft:  
Ttl Sqft: **6,926**

DOM

**55**  
Layout  
Beds: **7 (4 3 )**  
Baths: **5.5 (5 1)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **5**  
Garage Sz: **5**

Access:  
Lot Feat:  
Park Feat:

**Cul-De-Sac, No Neighbours Behind, Open Lot**  
**Double Garage Attached, Quad or More Attached, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Forced Air**  
Sewer: **Septic Tank**  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Refrigerator**  
Int Feat: **Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 7`11"
Den	Main	14`7" x 11`8"
Kitchen	Main	18`4" x 20`2"
Living Room	Main	30`11" x 28`8"
Pantry	Main	8`8" x 10`6"
3pc Ensuite bath	Upper	8`10" x 8`9"
Bedroom	Upper	25`5" x 12`0"
Bedroom	Upper	18`5" x 15`0"
Family Room	Upper	18`6" x 29`8"

Room	Level	Dimensions
3pc Bathroom	Main	8`11" x 7`11"
Dining Room	Main	11`7" x 16`3"
Laundry	Main	9`2" x 12`0"
Mud Room	Main	14`2" x 11`2"
3pc Ensuite bath	Upper	14`0" x 8`9"
5pc Bathroom	Upper	11`9" x 14`0"
Bedroom	Upper	23`9" x 13`5"
Bonus Room	Upper	34`1" x 25`6"
Bedroom - Primary	Upper	20`2" x 19`0"

3pc Bathroom  
 Bedroom  
 Kitchenette

Basement  
 Basement  
 Basement

6`11" x 7`8"  
 16`7" x 15`11"  
 17`4" x 13`2"

Bedroom  
 Bedroom  
 Game Room

Basement  
 Basement  
 Basement

14`1" x 15`2"  
 13`3" x 9`7"  
 30`8" x 28`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**CR**

**0111273**

Remarks

Pub Rmks:

**Stunning 5.46-Acreage with over 9000 Sq Ft of Living Space Near Okotoks Nestled in the peaceful Foothills County, just 5 minutes west of Okotoks and a 20-minute drive from Calgary's city limits, this exceptional acreage offers unobstructed prairie views and a lifestyle of luxury and tranquility. Situated on a quiet cul-de-sac, this fully renovated home boasts over 9000 sq ft of developed living space across three levels, making it perfect for families seeking both space and style. Upon entering, you're greeted by a grand entrance that opens into a spacious open-concept main floor. The home features big windows throughout, flooding the space with natural light and showcasing the stunning prairie views. A wraparound deck on both levels and an additional patio offer plenty of outdoor living space to enjoy the surroundings. The heart of this home is the double gourmet kitchen, complete with a massive island, built-in refrigerator, two dishwashers, pot filler, and sleek modern cabinetry. The bright dining area adjacent to the kitchen is perfect for gatherings, while the expansive living room features a media wall. Also on the main floor are a den, a half bath, a full washroom, a mudroom with MDF cabinetry leading to the garages, and a laundry room for added convenience. Upstairs, you'll find a large family room with another media wall and a wet bar, perfect for entertaining. A separate bonus room makes an ideal space for movie nights. The primary bedroom boasts its own 3-piece en-suite, walk-in closet, and private reading nook with access to the second-level deck. The second bedroom also includes an en-suite and walk-in closet, while the third and fourth bedrooms share a luxurious 5-piece en-suite. The fully finished walk-out basement offers two additional bedrooms, a den, a 3-piece bathroom, a kitchenette, and a spacious recreational room with a dual electric fireplace and media wall. This property also includes two attached garages, a triple a double and a detached drive-through shop for extra storage or hobby space. With 5.46 acres of land, this property offers endless potential and privacy, while being just minutes from Okotoks and Calgary. Don't miss this incredible opportunity to own a luxurious home with unmatched views and features in a prime location!**

Inclusions:  
 Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

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



402046 9th Street W, Rural Foothills County, AB



0 7 14  
 PREPARED: 2024/01/19  
 While regions are excluded from total floor area in 1000E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 2428.56 sq ft



0 6 12 FT PREPARED: 2024/09/19  
While figures are excluded from total floor area in G3/DE, floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

















