



THE
A-TEAM

**RE/MAX
FIRST**

16053 243 Avenue, Rural Foothills County T1S 4C3

MLS® #: **A2167659**

Area: **NONE**

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

List Price: **\$1,899,900**

Status: **Active**

County: **Foothills County**

Change: **-\$100k, 08-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2018**
Lot Information
Lot Sz Ar: **87,991 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **4,264**
Low Sqft:
Ttl Sqft: **4,264**

DOM

121
Layout
Beds: **5 (4 1)**
Baths: **6.0 (5 2)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Back Yard, Backs on to Park/Green Space, Few Trees, Gazebo, Front Yard, Landscaped, Paved Quad or More Attached**
Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, In Floor Roughed-In, Fireplace(s), Forced Air, Humidity Control, Zoned**
Sewer: **Septic Tank**
Ext Feat: **Balcony, BBQ gas line, Fire Pit, Garden, Lighting**

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

Kitchen Appl: **Built-In Gas Range, Dishwasher, Garage Control(s), Garburator, Oven-Built-In, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**
Int Feat: **Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Recreation Facilities, Skylight(s), Steam Room, Tankless Hot Water, Tile Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`2" x 3`0"	3pc Ensuite bath	Main	8`10" x 4`11"
Bedroom	Main	13`6" x 11`3"	Breakfast Nook	Main	9`7" x 17`3"
Dining Room	Main	14`9" x 11`9"	Family Room	Main	15`4" x 11`8"
Foyer	Main	10`4" x 8`2"	Kitchen	Main	18`10" x 17`3"

Living Room	Main	28`10" x 15`10"	Mud Room	Main	9`0" x 8`8"
Mud Room	Main	8`8" x 8`8"	Office	Main	10`4" x 11`7"
Spice Kitchen	Main	11`7" x 11`4"	Sunroom/Solarium	Main	14`11" x 10`3"
2pc Bathroom	Upper	2`9" x 7`2"	4pc Ensuite bath	Upper	5`1" x 8`8"
4pc Ensuite bath	Upper	4`11" x 8`8"	5pc Ensuite bath	Upper	9`10" x 16`9"
Bedroom	Upper	15`6" x 11`9"	Bedroom	Upper	15`6" x 11`7"
Family Room	Upper	15`5" x 17`0"	Laundry	Upper	6`10" x 8`9"
Bedroom - Primary	Upper	15`4" x 16`10"	Walk-In Closet	Upper	6`9" x 12`5"
Walk-In Closet	Upper	5`0" x 8`8"	4pc Bathroom	Basement	4`11" x 11`2"
Bedroom	Basement	11`8" x 16`2"	Exercise Room	Basement	10`9" x 15`11"
Game Room	Basement	13`5" x 32`3"	Game Room	Basement	27`11" x 37`9"
Furnace/Utility Room	Basement	18`5" x 16`1"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CRA**
Legal Desc: **1410573**

Remarks

Pub Rmks: **Welcome to this BEAUTIFUL 2 Storey Acreage House with a little over 6500 square feet of livable space. The charming curb appeal will capture your heart at first glance. As soon as you walk into the house, you are greeted with a very bright and open layout concept. The Main Floor has an open concept main kitchen and Spice Kitchen. The high and vaulted ceilings give an incredible open feeling to the entire house, there is a three-way fireplace, formal dining room, den, one bed room with full attached bathroom, a beautiful sunroom that opens into a southside concrete patio. Upper Floor has three spacious bedrooms with their own ensuite bathrooms, bonus room with open deck and a master bedroom with ensuite, jetted tub, fire place and walk-in closet. A fully developed basement with one more bed room with full attached bathroom, steam room, gym, separate are with bar and media room/library. Four oversized garages with two heated and integrated sound system with speakers throughout. You can enjoy country living and City living both at the same time at this fully developed two storey house. There are three premiere golf courses just only a few minutes away, three minutes from City limits, five minutes from Calgary South Campus Hospital and 10 minutes to Okotoks. This immaculate house is located across from a premiere community Artesia sub-division of Heritage Pointe (Community of the Year).**

Inclusions: **NA**
Property Listed By: **SkaiRise Realty**

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













