



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**218025 298 Avenue, Rural Foothills County T0L1K0**

MLS® #: **A2168253**

Area: **NONE**

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

List Price: **\$995,000**

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: **1964**

Lot Information

Lot Sz Ar: **298,821 sqft**  
Lot Shape:

Access:

Lot Feat: **Creek/River/Stream/Pond,Fruit Trees/Shrub(s),Front Yard,Garden,Landscaped,Many Trees,Native Plants,Open Lot,Pasture,Private,Secluded,Treed,Views**

Park Feat: **220 Volt Wiring,Boat,Driveway,Electric Gate,Garage Door Opener,Gated,Gravel Driveway,Heated Garage,Insulated,Parking Pad,RV Access/Parking,RV Garage,Triple Garage Detached,Workshop in Garage**

DOM

**35**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey,Acreage with Residence**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Garden,Gray Water System,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Breakfast Bar,Central Vacuum,Natural Woodwork,Storage,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		4pc Bathroom	Main	
Bedroom - Primary	Main	12`9" x 9`0"	Kitchen	Main	10`2" x 8`0"
Bedroom	Second	18`0" x 12`0"	Living Room	Main	12`0" x 18`2"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0212929**

Zoning: **CR**

Remarks

Pub Rmks: **Welcome to your idyllic country retreat! Set on 6.86 acres, this stunning property offers a perfect blend of rural charm and modern amenities, conveniently located just 20 minutes from Calgary and 15 minutes from Okotoks. The propert offers mature trees, fruit producing trees and wildlife year round. The centerpiece of this property is a beautiful A-frame character home featuring 2 bedrooms and 2 bathrooms. Cozy up by the wood stove on the main floor or step out onto the upstairs balcony to enjoy serene views of the countryside. This house offers new appliances and recent renovations. With a main floor master bedroom and laundry, this house still offers functionality for those also seeking an outdoor lifestyle. For the hobbyist or car enthusiast, there's a spacious heated 3-car garage that includes a 600 sq ft finished living space attached to it. This versatile area comes with a full bathroom and an extra sink, offering additional living or work options while maintaining the functionality of the garage. There is also an extra heated single car garage, all with 220V power. The property is fully equipped for animal lovers and gardeners alike, with multiple outbuildings, including 4 horse shelters, 2 sheds, chicken coops, a greenhouse, lawn mower shed, auto waterer, and two fenced horse pastures. Enjoy the peaceful surroundings with a large pond, garden, and the added security of a fully fenced property with an electric gate at the entrance. Don't miss the opportunity to own this incredible piece of paradise, offering a rural lifestyle with the convenience of city proximity!**

Inclusions: **Greenhouse, Yard Light, Antique Wagon**  
 Property Listed By: **2 PERCENT REALTY**

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







