



THE
A-TEAM

**RE/MAX
FIRST**

48154 354 Avenue, Rural Foothills County T1S 1A2

MLS® #: **A2168609**

Area: **NONE**

Listing Date: **09/27/24**

List Price: **\$1,399,999**

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: **2002**

Finished Floor Area
Abv Sqft: **2,630**
Low Sqft:
Ttl Sqft: **2,630**

DOM

9
Layout
Beds: **5 (2 3)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence, Bungalow**

Lot Information

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

Parking

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

Access:

Lot Feat: **Back Yard, Front Yard, Landscaped, Treed**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Tank**
Ext Feat: **BBQ gas line, Private Yard, Storage**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), 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>
Entrance	Main	18`6" x 6`2"	Living Room	Main	29`0" x 15`0"
Kitchen	Main	17`5" x 14`0"	Dining Room	Main	15`4" x 11`0"
Bedroom - Primary	Main	16`1" x 14`10"	Bedroom	Main	18`3" x 11`0"
Laundry	Main	10`1" x 8`6"	Game Room	Basement	27`0" x 18`5"
Mud Room	Basement	14`0" x 6`0"	Bedroom	Basement	14`6" x 13`7"

Office	Basement	13`9" x 13`7"	Bedroom	Basement	14`2" x 13`7"
Bedroom	Basement	13`7" x 13`6"	Storage	Basement	26`0" x 13`7"
Furnace/Utility Room	Basement	14`7" x 11`8"	5pc Ensuite bath	Main	11`7" x 11`5"
5pc Bathroom	Main	13`3" x 5`5"	6pc Bathroom	Basement	14`8" x 5`7"
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **CR**
 Legal Desc: **9813421**

Remarks

Pub Rmks: **Welcome to this stunning 5-bedroom, 3.5-bathroom walk-out bungalow set on a peaceful 5-acre lot surrounded by mature trees and offering an impressive 5,248.50 sqft of fully developed living space. This home features a triple oversized heated garage, perfect for your vehicles and storage needs. Step inside and be greeted by the warmth of an interior stone feature wall in the living room, anchored by one of two wood-burning fireplaces. The open-concept design creates a seamless flow from the oversized kitchen and dining areas to the spacious living room, ideal for both family living and entertaining. From the front porch, kitchen windows, or the primary bedroom, soak in the breathtaking mountain views, or relax on the oversized back deck for an even more serene experience. The fully developed basement is a dream, with in-floor heating throughout and rough-ins for a secondary kitchenette, offering endless possibilities for additional living space or a potential secondary suite would be subject to approval and permitting by the city/municipality. With two furnaces and two air conditioning units, comfort is assured in every season. The new roof, installed in 2022, ensures peace of mind for years to come. For those seeking extra security, the property is equipped with a security system that is ready for hookup. Whether you're looking for a peaceful retreat or a large family home, this property offers the perfect balance of nature and modern living. Don't miss your opportunity to make this incredible property your own! Contact us today for a private viewing.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Complete Realty**

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













