



THE
A-TEAM

**RE/MAX
FIRST**

16159 265 Avenue, Rural Foothills County T1S 4L8

MLS® #: **A2168813**

Area: **NONE**

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

List Price: **\$1,925,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Rural Foothills County**
City/Town: **2006**

Finished Floor Area
Abv Sqft: **3,300**
Low Sqft:
Ttl Sqft: **3,300**

Year Built:
Lot Information
Lot Sz Ar: **191,228 sqft**
Lot Shape:

DOM

54
Layout
Beds: **5 (2 3)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **3**

Access:
Lot Feat: **Cul-De-Sac,Lawn,Garden,Landscaped,Many Trees,Private,Views**
Park Feat: **Additional Parking,Triple Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Boiler,In Floor,Fireplace(s),Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Fire Pit,Garden,Other**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Induction Cooktop,Microwave,Refrigerator,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`9" x 15`9"
Dining Room	Main	20`2" x 15`0"
Foyer	Main	23`0" x 10`5"
Bedroom - Primary	Main	29`4" x 14`5"
Bedroom	Lower	16`2" x 12`9"

Room	Level	Dimensions
Dinette	Main	12`7" x 12`4"
Living Room	Main	22`0" x 21`6"
Laundry	Main	8`4" x 7`11"
Bedroom	Main	15`5" x 14`0"
Bedroom	Lower	17`10" x 16`5"

Bedroom	Lower	13`8" x 11`6"	Family Room	Lower	37`2" x 21`8"
Media Room	Lower	22`7" x 18`0"	Den	Lower	14`8" x 21`1"
6pc Ensuite bath	Main		2pc Bathroom	Main	
5pc Bathroom	Lower		4pc Bathroom	Lower	
Mud Room	Main	10`0" x 5`7"	Kitchenette	Lower	12`0" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0612581**

Zoning:
CR

Remarks

Pub Rmks: **Indulge in UNPARALLELED LUXURY with this stunning EXECUTIVE WALKOUT BUNGALOW boasting breathtaking PANORAMIC MOUNTAIN and SUNSET views, nestled on 4.39 acres only 5 minutes from Macleod Trail South, near Stoney Trail. Crafted with meticulous attention to detail, this magnificent home is perfect for entertaining, featuring 5 bedrooms & 4 bathrooms. The double door front entry gives a sense of grandness and allows a view of the OPEN FLOOR PLAN, SOARING 12-20ft CEILINGS, and CUSTOM DETAILS throughout - all flooded with natural light! Many updates & upgrades have been done including a newer CHEF-INSPIRED kitchen featuring SOFT-CLOSE wood cabinetry with LED lighting, 2 color tones of GRANITE and a custom 8 person granite table in the eating nook. The island features LIGHTED CABINERY, wine cooler, extra seating, and a single sink with purified water. Off the kitchen, you will find an enormous WALK-THROUGH PANTRY with convenient direct access to the garage. The grand combined living and dining room are tastefully separated by a 21ft high 2-way GAS FIREPLACE, access doors to the WRAPAROUND COMPOSITE BALCONY with gas line for a BBQ or heater. The DELUXE MASTER SUITE features a double door entry with private access to the balcony, a massive walk-in closet, 6pc ensuite bathroom with corner jetted tub and double vanity. The 2nd bedroom on the main floor is spacious, currently being used as a home office/guest room. To complete the main level is a 2pc bathroom, large mudroom off the garage entrance, and laundry room complete with a sink and countertop. As you enter the lower walkout level, you will find a large family/games room and access to the AGGREGATE PATIO outside! There is also a full kitchen with breakfast bar, plus the 3rd and 4th bedroom which share a Jack&Jill bathroom with double vanity. The flex sun room off the family room is perfect for a home office, sun room, or quiet space - has blinds on doors/windows for possible extra bedroom! The FANTASTIC MEDIA ROOM offers theatre seating, wall mounted TV, and custom mood lighting. There is a 4pc bathroom off this space as well as a 5th bedroom! Both levels have IN-FLOOR HEATING with many separate zones for consistent and efficient heating control and 3 A/C units with venting installed during construction. This acreage is exceptionally well landscaped with trees, garden areas, fire pit, and a lush lawn. This immaculate estate has been well maintained by the current owner who completed the landscaping and installed the new HIGH END KITCHEN and appliances. Attached is an OVERSIZED TRIPLE GARAGE, some would say quadruple garage as there is still room for your sports car. The road to this home is FULLY PAVED, including the long driveway, extra room for your RV/trailer etc. without blocking any views! This is truly a rare home with countless stunning features, ideally located with easy access to all south areas of Calgary, including the new South Health Campus.**

Inclusions: **Media Room Leather reclining seating & Wall mounted TV, Granite custom table/8 chairs kitchen nook, Refrigerator & Stove walkout level kitchenette, Storage shed, B/I Gym**
 Property Listed By: **RE/MAX Landan Real Estate**

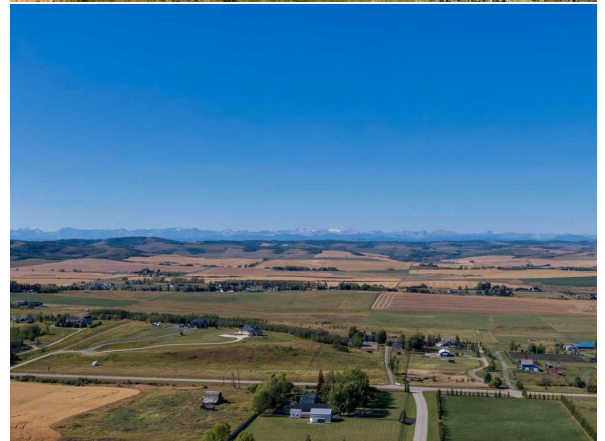
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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