



THE
A-TEAM

**RE/MAX
FIRST**

98060 2248 Drive, Rural Foothills County T1S 4G4

MLS® #: **A2168881**

Area: **NONE**

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

List Price: **\$1,495,000**

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: **1975**

Lot Information

Lot Sz Ar: **854,211 sqft**
Lot Shape:

Access:

Lot Feat: **No Neighbours Behind, Many Trees, Private**
Park Feat: **Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, Oversized**

DOM

9

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **3 Level Split, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Dog Run, Fire Pit, Private Yard**

Construction: **Composite Siding, Wood Siding**
Flooring: **Carpet, Hardwood, Linoleum, Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bar, See Remarks, Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 17`10"
Dining Room	Main	8`4" x 12`10"
Bedroom	Upper	10`0" x 11`8"
Entrance	Main	4`4" x 5`9"
Family Room	Lower	14`7" x 20`3"
2pc Ensuite bath	Upper	4`9" x 7`3"

Room	Level	Dimensions
Kitchen	Main	12`10" x 15`1"
Bedroom - Primary	Upper	13`0" x 13`7"
Bedroom	Upper	8`7" x 10`5"
Laundry	Lower	9`2" x 10`6"
Other	Lower	9`4" x 9`6"
4pc Bathroom	Upper	5`4" x 7`10"

Mud Room

Main

4`9" x 22`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7510969

Zoning:

CR

Remarks

Pub Rmks:

****FANTASTIC LOCATION** 19.61 acres with hundreds of mature trees just south of Dunbow Road! Great farm house, double attached heated garage, out buildings and a GIGANTIC QUONSET, 40X122!! This one owner home offers a spacious, eat-in, country kitchen and living room with hardwood floors. The upper level primary bedroom includes a 2 piece ensuite with vinyl plank flooring and large closet. Also on the upper level are 2 more bedrooms and the 4 piece bathroom, perfect for the children or guests. The lower level family room has plenty of space and features a bar and cozy wood burning fireplace. A great place to curl up on those chilly days. The lower level laundry room has lots of storage and freezer area. If you need more storage room, the crawl space has plenty of it. Between the kitchen and oversized, double, heated garage is a huge mud room, ideal for shoes, boots, hats, coats, backpacks, etc. Every acreage should have one! There's fresh paint throughout and new carpet on the upper level. Off the kitchen is a newer large deck to enjoy your morning coffee and outdoor family dinners. This property has hundreds of beautiful mature trees, 2 wells, a paved driveway, is fenced and cross fenced, shelters, sheds and the massive quonset is 40 X 122 Ft. EXTREMELY RARE! A quick possession is possible. Minutes to Calgary and Okotoks. Close to schools, shopping and easy access to Macleod Tr., Deerfoot Tr. and Stoney Tr. Bring your horses, cats, dogs or classic cars and bring your dreams!!**

Inclusions:

None

Property Listed By:

Century 21 Foothills Real Estate

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