



THE
A-TEAM

**RE/MAX
FIRST**

266047 16 Street, Rural Foothills County T1S 3M2

MLS® #: **A2169033**

Area: **NONE**

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

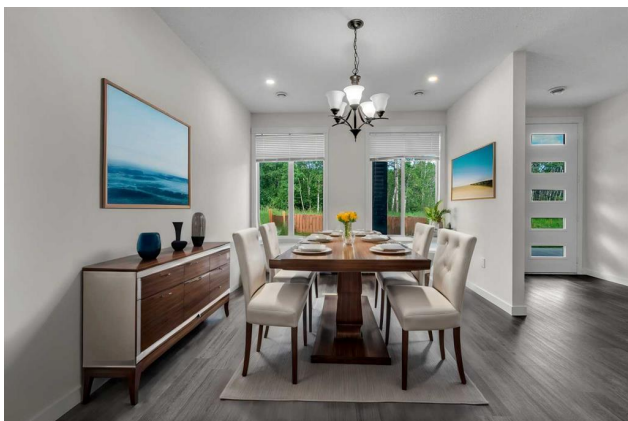
List Price: **\$899,000**

Status: **Active**

County: **Foothills County**

Change: **-\$71k, 29-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2020**

Lot Information

Lot Sz Ar: **87,120 sqft**
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac, Treed**
Park Feat: **Triple Garage Attached**

Finished Floor Area

Abv Sqft: **1,714**
Low Sqft:
Ttl Sqft: **1,714**

DOM

85

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence, Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Holding Tank, Septic Field**
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Chandelier, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	9`2" x 7`1"
Bedroom	Main	14`6" x 10`6"
Bedroom - Primary	Main	10`9" x 17`4"
Family Room	Main	14`11" x 19`10"
Living Room	Main	14`6" x 19`11"

Room	Level	Dimensions
4pc Ensuite bath	Main	4`10" x 8`6"
Bedroom	Main	14`6" x 10`6"
Dining Room	Main	9`6" x 10`9"
Kitchen	Main	9`8" x 14`11"
Furnace/Utility Room	Main	7`11" x 17`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0614354

Zoning:
C-Res

Remarks

Pub Rmks:

Price Reduced! Move in Before the Snow Falls! Discover endless potential in this charming acreage home, perfect for a growing family! Enjoy the tranquility of country living just minutes from South Calgary, with the South Health Campus only 10 minutes away. Sitting on an easy-to-maintain 2-acre lot, this property features a triple car garage and plenty of room to expand. The open layout connects the kitchen, dining, and foyer, while a more private family room offers a cozy retreat. Bedrooms are separated by the main living area, giving everyone their own space and privacy. This home also offers a unique opportunity to grow, with potential to add a main and second floor. Located within the school zones for K-9 Heritage Heights and 10-12 Foothills Composite, this home provides the perfect blend of space and convenience for families. Don't miss out on this incredible opportunity—contact your favorite agent to schedule a showing today! Ask your agent for information regarding Engineering, Subdivision, and New Home Warranty, all the information is there!

Inclusions:

None

Property Listed By:

RE/MAX Complete Realty

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



266047 16 St E, Foothills County, AB

Main Floor (Below Grade) Exterior Area 1714.85 sq ft
Interior Area 1923.38 sq ft
Excluded Area 729.45 sq ft



0 7 14
PREPARED: 2024/02/04

While regions are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

