

266047 16 Street, Rural Foothills County T1S 3M2

MLS®#: **A2169033** Area: **NONE** Listing **09/27/24** List Price: \$970,000

Status: Active County: Foothills County Change: None Association: Fort McMurray

Date:

General Information

Lot Information

Lot Sz Ar: Lot Shape:

Prop Type: Residential Sub Type: Detached

City/Town: Rural Foothills Finished Floor Area
County Abv Sqft:

Year Built: 2020 Low Sqft:

87,120 sqft

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Access:

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

<u>tion</u>

Ttl Sqft:

21 <u>Layout</u>

1,714

1.714

Beds: **3 (3)**Baths: **2.0 (2 0)**

Style: Acreage with

Desidence Demonst

Residence, Bungalow

Parking

DOM

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

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Composite Siding, Wood Frame
Sewer: Holding Tank, Septic Field Flooring:

Ext Feat: None Vinyl Plank
Water Source: Well

Fnd/Bsmt: **Poured Concrete**

Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer

Int Feat: Chandelier, Quartz Counters

Utilities:

Kitchen Appl:

Room Information

Room Level Dimensions Room Level Dimensions 3pc Bathroom Main 9`2" x 7`1" 4pc Ensuite bath Main 4`10" x 8`6" **Bedroom** Main 14`6" x 10`6" **Bedroom** Main 14`6" x 10`6" Main **Dining Room** 9`6" x 10`9" **Bedroom - Primary** 10`9" x 17`4" Main **Family Room** Main 14`11" x 19`10" Kitchen 9`8" x 14`11" Main **Living Room** Main 14`6" x 19`11" Furnace/Utility Room Main 7`11" x 17`4"

Legal/Tax/Financial

Title: Zoning: **Fee Simple** C-Res 0614354 Legal Desc: 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, transforming the current layout into a walkout basement. 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! 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