

349050 TAMARACK Drive, Rural Foothills County T1S5B8

NONE MLS®#: A2170557 Area: Listing 10/05/24 List Price: **\$1,299,000**

Status: **Active** County: **Foothills County** Change: -\$26k. 05-Nov Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Detached

City/Town: **Rural Foothills** Finished Floor Area County Abv Saft:

2015 Low Sqft: Year Built:

Lot Sz Ar: 187.308 saft

Lot Shape:

Access:

Lot Information

Lot Feat: Dog Run Fenced In, Gentle Sloping

Double Garage Attached Park Feat:

Ttl Saft:

DOM

77 Layout

1,801

1.801

Beds: 4(13) Baths: 3.5 (3 1)

Style: Acreage with

Residence, Bungalow

Parking

Ttl Park: 0 Garage Sz: 2

Utilities and Features

Roof: **Asphalt Shingle** Construction:

In Floor.Forced Air Concrete, Wood Frame Heating: Sewer: Flooring:

Septic Field, Septic Tank

Ext Feat: **BBQ** gas line Carpet, Ceramic Tile, Hardwood

Water Source: Well Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat: Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed

Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Utilities: Electricity Paid For, Heating Paid For, Phone Paid For, Water Paid For

Room Information

<u>Room</u> <u>Level</u> **Dimensions** <u>Level</u> **Dimensions** <u>Room</u> Entrance Main 6`3" x 8`2" **Living Room** Main 15`8" x 23`8" **Dining Room** Main 11`10" x 14`0" Kitchen Main 14`0" x 14`2" Main 11`7" x 11`7" Main 9`7" x 9`7" Den Laundry **Bedroom - Primary** Main 14`0" x 15`4" 5pc Ensuite bath Main

2pc Bathroom Main **Game Room Basement** 17`10" x 30`10" Bedroom Bedroom 4pc Bathroom Basement Basement Basement 12`5" x 13`0" 10`6" x 13`1" Bedroom 3pc Bathroom Basement Basement 13`4" x 14`0"

Legal/Tax/Financial

Title: Fee Simple

Zoning: CR

Legal Desc:

0813562

Remarks

Pub Rmks:

Want to be settled for Christmas on your new acreage? Look no further!! Welcome Home to 349050 Tamarack Drive E nestled in Foothills County! Been thinking about acreage living? Well here is your chance to buy a move-in ready property on 4.3 acres, giving you room to spread out and breathe! With over 3400sqft of developed living space, this beautiful home has more than enough space for your growing family. Come through the front door and the first thing you will notice is the beautiful open concept living space complete with vaulted ceilings, a generous family room with gas fireplace, spacious dining and a chef's dream kitchen. The large deck and BBQ are accessed off the dining room. Off the kitchen is the walkthrough pantry that leads to the mudroom/laundry room providing easy access to drop off groceries. The primary suite is a retreat with plenty of room for a king sized bed, a spa-like ensuite and walk-in closet. The den could be used as another bedroom but would make the perfect spot for your home office, completes the main floor. Downstairs in the fully finished basement you will find 3 more bedrooms, two of which share a jack-and-jill bathroom. There is also the third full bath. The huge rec room offers plenty of flexibility for how to use the space and the wet bar rough-in is waiting for your finishing touches. The walk-up space out the back creates a cozy and sheltered spot. The basement slab is heated with in-floor heat that will be sure to keep you cozy in the colder months. Well pump is BRAND NEW!! Lastly, the oversized double garage offers plenty of space for trucks and toys and the garage slab is also heated making winter mornings just a little easier to get going. The property is cross fenced and ready for a horse or two with a waterer already in place. Enjoy growing your own food in your very own garden and relax in the hot tub after a satisfying day of work on your own little piece of paradise. There is an invisible pet fence around the perimeter of the property to keep you pets safe and the Alt

Inclusions:

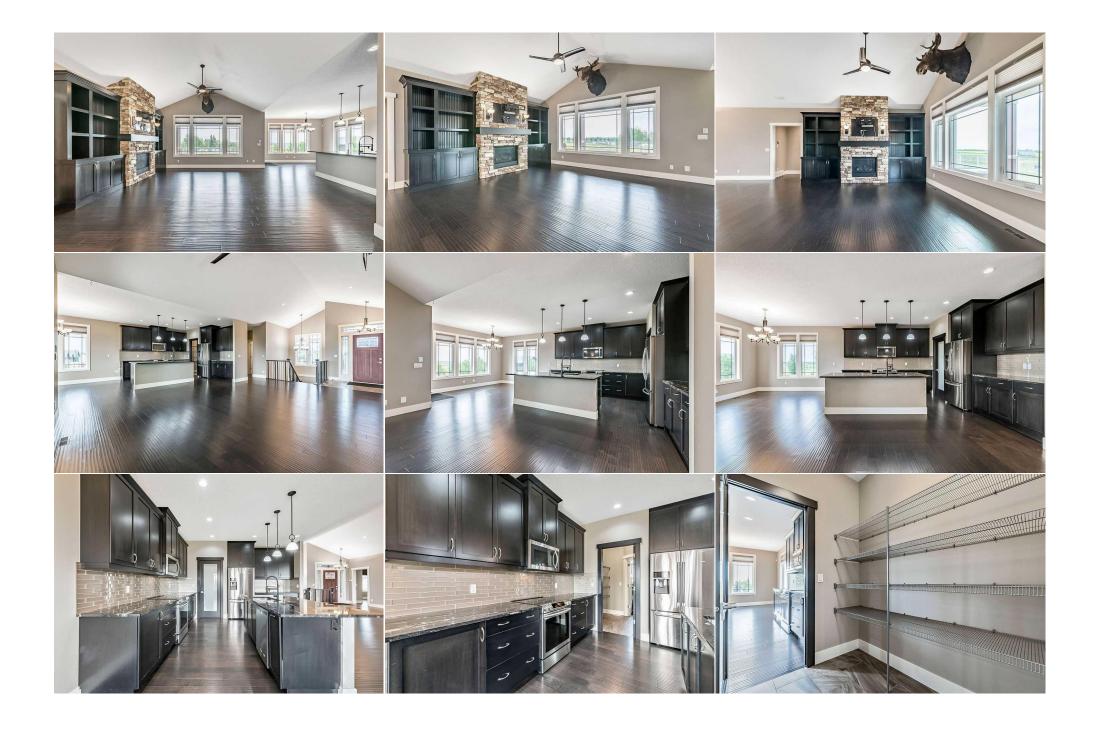
Invisible Pet Fence, Hot tub as is, Security System as is, BBQ as is

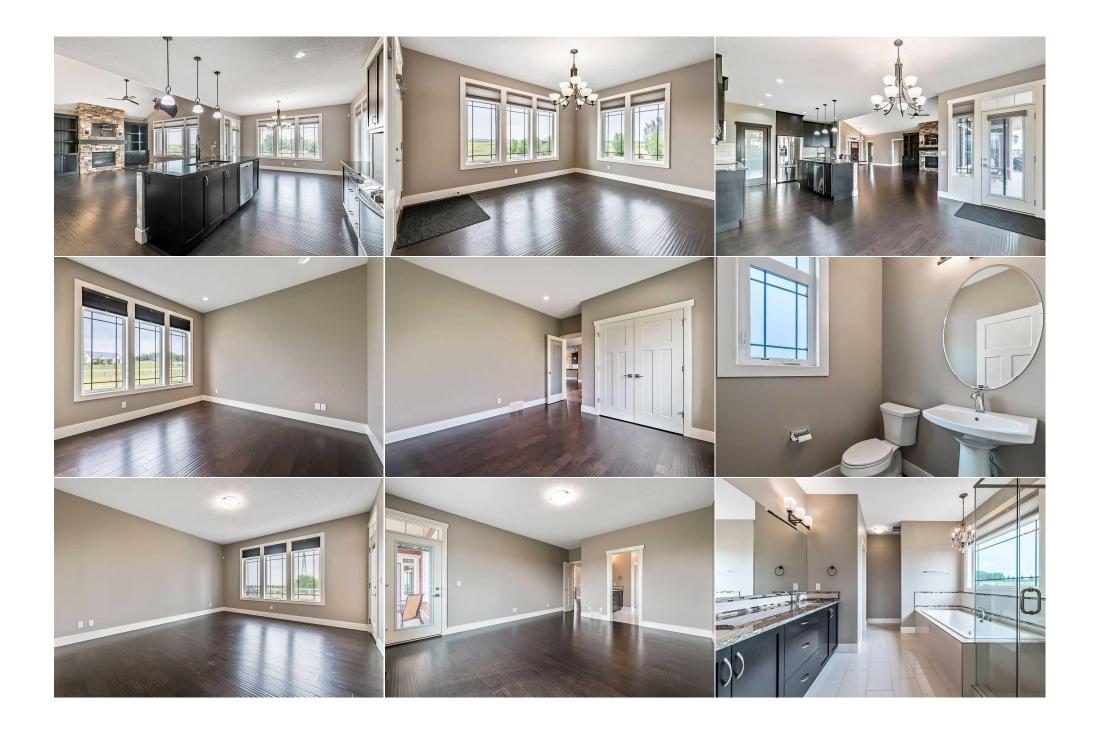
Property Listed By: CIR Realty

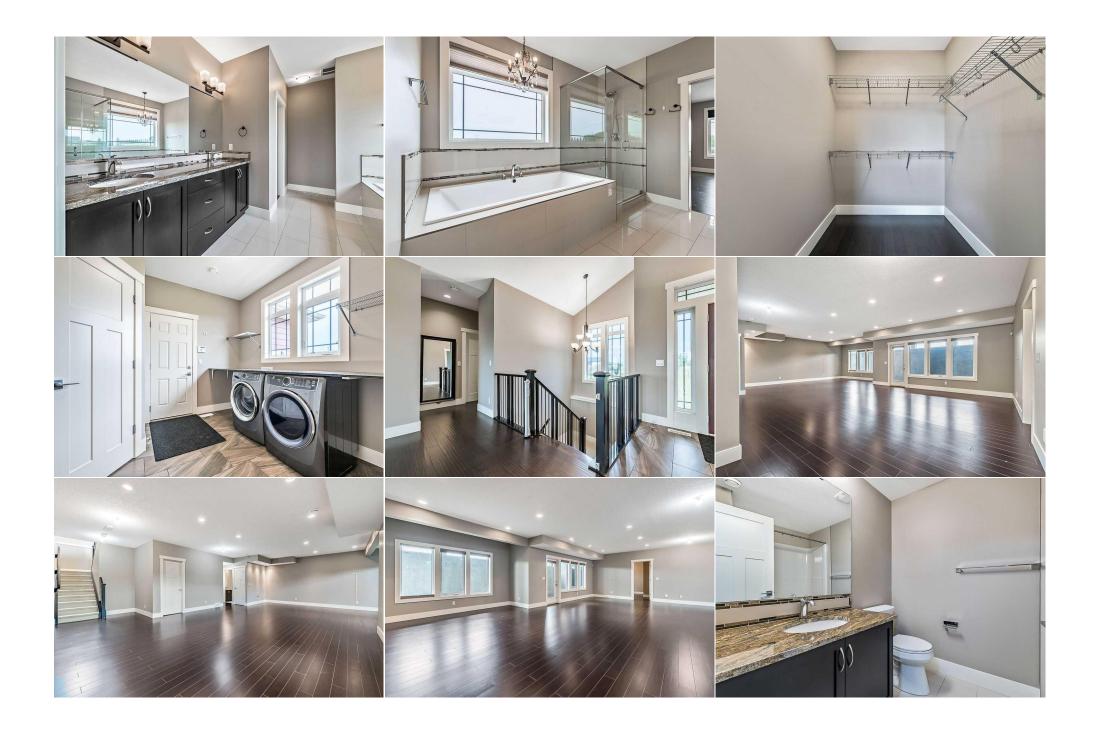
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

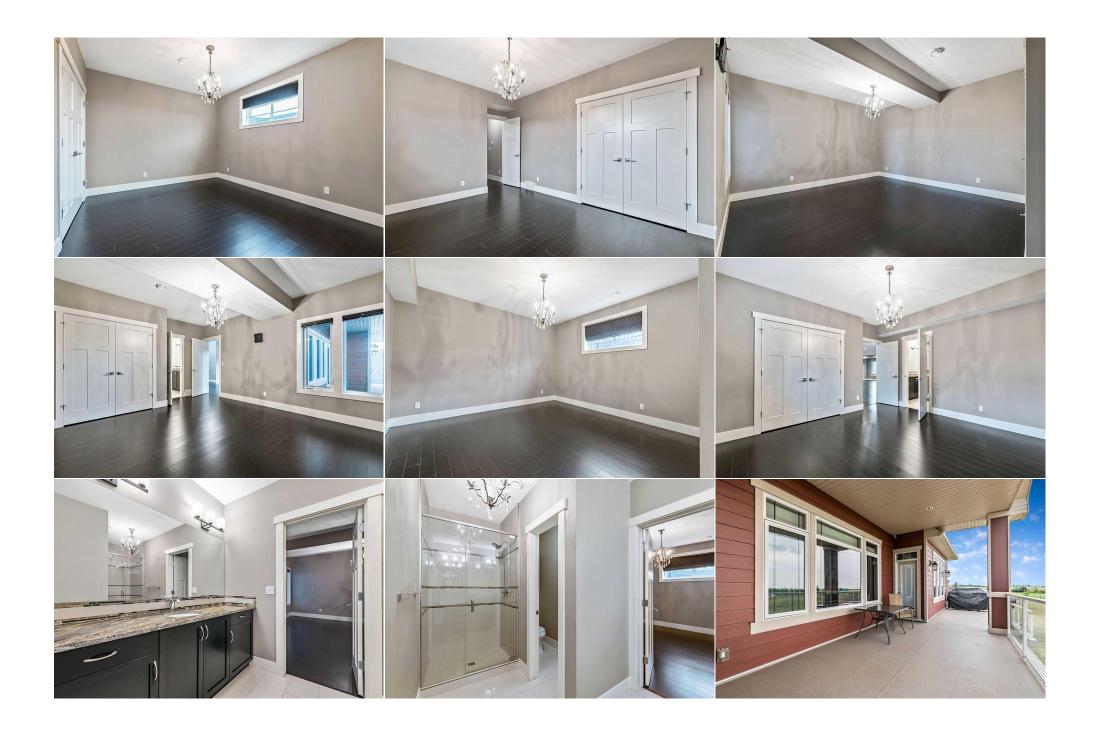


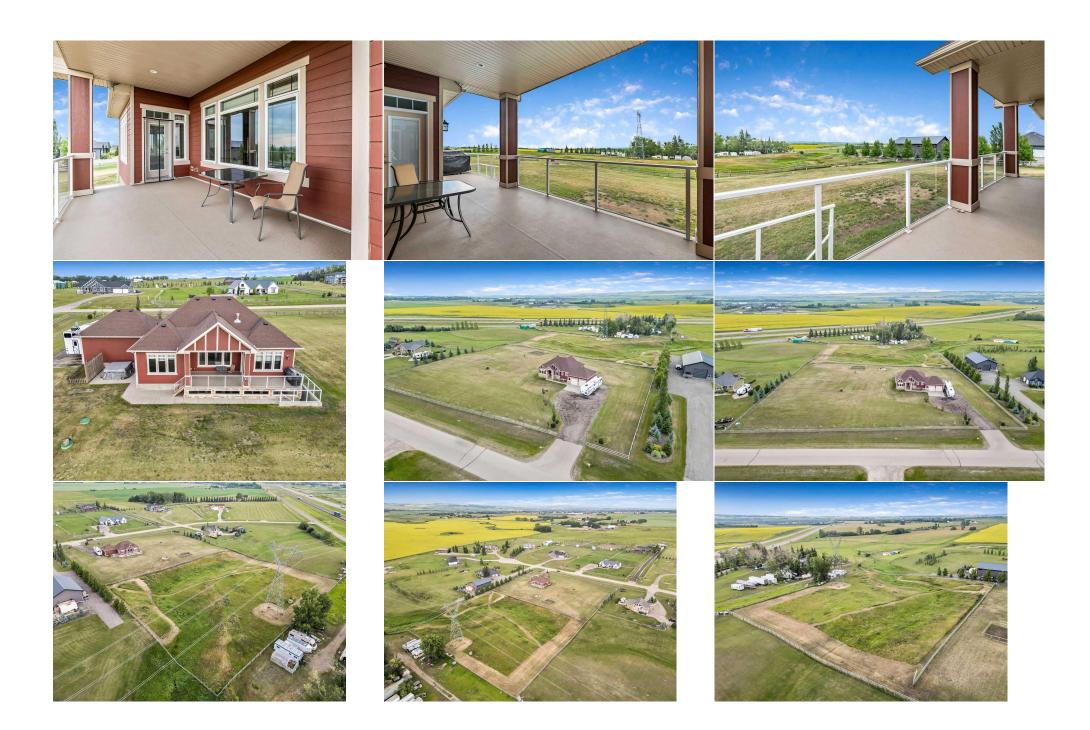
















GROSS AREA 340050 Tamanack Dr. E. Foothills County MAIN LEVEL: 1801.88 SqFt, BASEMENT: 1790.06 SqFt GRAGE: 681.25 SqFt TOTAL: 1801.88 SqF 5075 AND DEMONSTRANCE, RCHISE MAY VARY.