



THE
A-TEAM

**RE/MAX
FIRST**

349050 TAMARACK Drive, Rural Foothills County T1S5B8

MLS® #: **A2170557**

Area: **NONE**

Listing Date: **10/05/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Foothills County**

Change: **-\$26k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2015**

Finished Floor Area
Abv Sqft: **1,801**
Low Sqft:
Ttl Sqft: **1,801**

DOM

46
Layout
Beds: **4 (1 3)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **187,308 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Dog Run Fenced In,Gentle Sloping**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **BBQ gas line**

Construction: **Concrete,Wood Frame**
Flooring: **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>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</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"
Den	Main	11`7" x 11`7"	Laundry	Main	9`7" x 9`7"
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
Legal Desc:

Zoning:
CR

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 on these hot summer days is the refreshing air conditioning! The next thing you 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 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 AltaLink surface lease provides a yearly income. Book your showing today and experience the charm of acreage living!

Inclusions:
Property Listed By:

**Invisible Pet Fence, Hot tub as is, Security System as is, BBQ as is
CIR Realty**

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













