



THE
A-TEAM

**RE/MAX
FIRST**

11 BLACK BEAR , Rural Foothills County T0L1K0

MLS® #: **A2171178**

Area: **NONE**

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

List Price: **\$1,200,000**

Status: **Active**

County: **Foothills County**

Change: **-\$175k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1996**

Finished Floor Area
Abv Sqft: **2,152**
Low Sqft:
Ttl Sqft: **2,152**

DOM

77
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **78,408 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Creek/River/Stream/Pond,Farm,Lawn,Garden,No Neighbours Behind,Many Trees,Pasture,Secluded**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Wood**
Heating: **Forced Air**
Sewer: **Septic Field**
Ext Feat: **Garden,Other**

Construction: **None**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	18`6" x 17`1"	Bedroom	Main	15`6" x 14`0"
Bedroom	Basement	16`11" x 15`4"	Dining Room	Main	14`1" x 11`0"
Living Room	Main	19`1" x 18`9"	Kitchen With Eating Area	Main	12`9" x 20`9"
Office	Main	16`9" x 7`3"	Family Room	Main	29`10" x 19`6"

Bedroom
5pc Ensuite bath
4pc Bathroom

Basement
Main
Basement

20`9" x 12`3"

Den
3pc Ensuite bath

Basement
Main

10`1" x 18`9"

Legal/Tax/Financial

Condo Fee:
\$540

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
REC

Legal Desc: **9710379**

Remarks

Pub Rmks: **Welcome to the quiet secluded Square Butte Ranch. Located at the end of a paved road sits this beautiful 2 story walk out bungalow with a double detached garage. The main level of the residence contains an open concept living room and dining area, kitchen with an eating area, two bedrooms, laundry, and two full bathrooms. The living/dining room includes vaulted ceiling, wood beams and a stone-faced fireplace. The master bedroom has a sitting area with french doors opening out to the beauty of the nature around you. Main floor bathroom has a tiled shower, dual sinks and a separate water closet. The second main floor bathroom has dual sinks, tiled shower, and a jetted tub. A fully developed walk out basement with 2 bedrooms and a bathroom make this house large enough for a big family or to welcome the over nighting guests. Unique underground safe dwelling makes this home a perfect opportunity for the off grid enthusiast.**

Inclusions:
Property Listed By: **N/A**
Century 21 Foothills Real Estate

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















