



THE
A-TEAM

**RE/MAX
FIRST**

40094 306 Avenue, Rural Foothills County T1S 4R3

MLS® #: **A2171731**

Area: **NONE**

Listing Date: **10/08/24**

List Price: **\$1,479,990**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **1972**
Lot Information
Lot Sz Ar: **866,408 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,042**
Low Sqft:
Ttl Sqft: **3,042**

DOM

45
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:
Lot Feat: **Lawn,Landscaped,Many Trees,Paved,Rectangular Lot,Treed**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Entrance**

Construction: **Brick,Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Slate**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Closet Organizers,Crown Molding,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`2" x 11`6"
Dining Room	Main	13`8" x 12`1"
Breakfast Nook	Main	13`7" x 11`2"
Office	Main	13`7" x 10`11"
Bedroom	Main	13`3" x 11`9"
Bedroom	Main	14`3" x 11`9"
3pc Bathroom	Main	
3pc Ensuite bath	Main	

Room	Level	Dimensions
Living Room	Main	23`7" x 19`7"
Family Room	Main	16`2" x 13`10"
Foyer	Main	13`0" x 8`5"
Bedroom - Primary	Main	23`8" x 22`9"
Bedroom	Main	11`5" x 10`2"
2pc Bathroom	Main	
3pc Bathroom	Main	

Title: **Fee Simple**
Legal Desc: **7231JK**

Zoning: **CR**

Remarks

Pub Rmks: **Rare 20 acre piece with 3000 Sq/ft Bungalow. These size parcels just don't come around that often let alone having a massive bungalow on it. Just under 20 acres of stunningly treed land nestled away in the Foothills and less than 15 minutes from South Calgary. The property is full of trails to walk and host stunning views of the city from spots. The bungalow is all one level living with 4 bedrooms and 3 1/2 baths. Walk into a beautifully big foyer that opens up to the office and giant living room with wood burning fireplace. Walk through to the hall and left to three bedrooms, or right to the kitchen, breakfast nook and family room again with another fireplace. Off the breakfast nook is the dining room and off the family room is the 4th bedroom and 3rd full bathroom. Also the laundry and entrance to the 3 car attached garage. Back to the Living quarters of the home you'll find two great sized kids room and the massive master suite. The Master hosts to big wall closets and a full master ensuite. This home is 100% ready to live in or a huge canvas to reno into your dream home. Also the driveway has just been completely repaved and the front of the property has brand new fencing. The curb appeal and drive up to the home is stunning! Hope you enjoy.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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











