



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**298077 218 Street, Rural Foothills County T0L 1K0**

MLS® #: **A2171933**

Area: **NONE**

Listing Date: **10/09/24**

List Price: **\$1,999,999**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **1,996,354 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **3,186**  
Low Sqft:  
Ttl Sqft: **3,186**

**Lawn, No Neighbours Behind, Private, Secluded, See Remarks, Treed, Wooded Triple Garage Attached**

Utilities and Features

DOM

**8**  
Layout  
Beds: **5 (4 1)**  
Baths: **5.5 (5 1)**  
Style: **2 Storey, Acreage with Residence**

Parking

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

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Septic System**  
Ext Feat: **Private Yard**

Construction: **Stone, Stucco, Wood Frame**  
Flooring: **Carpet, Hardwood, Tile**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings**  
Int Feat: **Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`0"	3pc Bathroom	Main	9`0" x 5`10"
Den	Main	16`2" x 14`7"	Dining Room	Main	14`6" x 9`8"
Kitchen	Main	15`11" x 15`0"	Laundry	Main	11`0" x 9`0"
Mud Room	Main	11`6" x 9`6"	Office	Main	15`0" x 13`3"
3pc Bathroom	Second	13`1" x 5`0"	4pc Ensuite bath	Second	8`6" x 5`0"
5pc Ensuite bath	Second	12`5" x 8`11"	Bedroom	Second	17`5" x 15`1"
Bedroom	Second	14`10" x 10`11"	Bedroom	Second	14`10" x 11`0"
Bedroom - Primary	Second	15`11" x 14`6"	4pc Bathroom	Basement	8`7" x 4`11"
Eat in Kitchen	Basement	13`2" x 11`4"	Bedroom	Basement	14`7" x 11`10"

**Game Room**

**Basement**

**41`9" x 36`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**A**

Remarks

Pub Rmks: **Discover luxury living in Millarville Country Estates! Nestled on 45.83 treed acres, this estate home offers 5 bedrooms, 6 bathrooms, and over 5,200 sq ft of exquisite living space. Enjoy maple hardwood floors, arched doorways, and recessed lighting on the main level, which features an open floor plan with a grand living room, gourmet kitchen, butler pantry, office, laundry room, and more. The upper level boasts 4 bedrooms with ensuite access, including a primary suite with a skylight, walk-in closet, and luxurious 5pc ensuite. The fully finished walk-out basement includes a large rec room, 5th bedroom, wet bar, wine room, and ample storage. Outdoor living is a delight with a spacious patio and deck, 3-car garage, RV parking, and an oversized driveway. Located close to top schools and amenities, and just a short drive to Calgary, Okotoks, and Kananaskis, this home is ready for you to make it your own!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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





















