



THE
A-TEAM

**RE/MAX
FIRST**

48044 286 Avenue, Rural Foothills County T0L 0X0

MLS® #: **A2172143**

Area: **NONE**

Listing Date: **10/12/24**

List Price: **\$1,299,900**

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: **1999**

Finished Floor Area
Abv Sqft: **1,600**
Low Sqft:
Ttl Sqft: **1,600**

DOM

6
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **173,368 sqft**
Lot Shape:

Parking

Ttl Park: **8**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Lawn,Garden,Gentle Sloping,Irregular Lot,Landscaped,Underground Sprinklers,Pasture,Paved,Private,Secluded,See Remarks,Treed**
Park Feat: **Additional Parking,Double Garage Attached,Double Garage Detached,Driveway,Driveway,Garage Door Opener,Garage Faces Front,Garage Faces Side,Heated Garage,Paved,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Dog Run,Fire Pit,Garden,Private Entrance,Private Yard,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Cork,Hardwood,Laminate,Linoleum,Tile**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Recessed Lighting,See Remarks,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`4" x 15`11"	Kitchen	Main	16`5" x 8`11"
Dining Room	Main	16`5" x 10`1"	Bedroom - Primary	Main	16`0" x 12`4"
Walk-In Closet	Main	7`10" x 6`11"	5pc Ensuite bath	Main	9`10" x 8`8"
Bedroom	Main	12`4" x 10`2"	Bedroom	Main	12`4" x 9`10"
Walk-In Closet	Main	6`4" x 3`6"	Foyer	Main	12`8" x 3`5"

4pc Bathroom	Main	8`10" x 4`11"	Family Room	Lower	20`3" x 16`7"
Game Room	Lower	18`7" x 13`6"	Bedroom	Lower	14`8" x 11`2"
Walk-In Closet	Lower	7`5" x 3`3"	Bedroom	Lower	13`0" x 11`7"
Flex Space	Lower	9`3" x 6`7"	Laundry	Lower	13`0" x 4`8"
4pc Bathroom	Lower	8`11" x 5`11"	Furnace/Utility Room	Lower	13`0" x 6`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple CR
 Legal Desc: **9610424**

Remarks

Pub Rmks: **!! OPEN HOUSE SCHEDULED FOR SUNDAY, OCTOBER 13, 2024 FROM 12:00 PM - 3:00 PM!! HORSE LOVERS PARADISE! Considering a move up to Acreage Living? This property will check ALL the boxes and is conveniently situated on 286 Avenue E, a mere 10-minute drive to the South end of Calgary. One of first things you will notice as you enter this property is the BEAUTIFULLY manicured landscaping along the paved tear drop shaped driveway. Tucked away and hidden at the end of the drive sits this 5-bedroom, 3 bathrooms, exquisite and immaculately maintained fully developed Walkout Bungalow with over 3150 square feet of developed living space! Originally built in 1999, this home has undergone substantial upgrading throughout both levels. Some of those upgrades include fresh paint on the home and detached garage, cork flooring, hardwood flooring, premium granite kitchen counters, laminate flooring on lower level, upgraded appliances including induction stove with double ovens, 8 windows replaced to triple pane, high efficiency furnace and air conditioning, and Poly B water lines replaced with PEX. This list of upgrades goes on and on, and have been provided in the supplements for anyone to have a look at! The main level floorplan on this home offers functionality and is very conducive to family living and entertaining with a large primary bedroom with 5 pc ensuite bath and expansive walk-in closet, 2 additional family bedrooms, a large kitchen island, open floor plan, easy access to front and massive rear deck to expand your outdoor living spaces. The lower level of this home offers even more entertainment space with 9' ceilings, stone faced gas fireplace, pool table area with wet bar, 2 additional bedrooms, laundry room with sink and laundry table, play area, and more! A heated and oversized double attached garage along with an unheated double detached garage, coupled with 2 paved parking spots, provide ample parking space and all the extra storage you could need. Have horses or dogs? No Problem! A 22' x 21' Barn complete with 2 box stalls, 1 tie stall, built in tack box, lean to hay storage, fenced dog run, stock shelter, 4 wood rail and barbed wire fenced paddocks, and automatic stock water are sure to have everything you need for your furry friends! Pride of ownership drips from every corner of this property, this is apparent by a simple walk of the yard space. This incredible yard contains a drip irrigation system on timer(s), garden and greenhouse area, low maintenance hardy perennials, shrubs and trees. All hardy berries including strawberries, raspberries, saskatoons, and haskap berries. Fruit trees including sour cherries, apples, crab apples and plumbs. Properties like this are rare! Seldom do you find anything this well maintained, in a superb location, and ready to be your forever home.**

Inclusions: **Attached garage door opener(s) & control(s), refrigerator in attached garage, chest freezer in attached garage, all attached garage workbenches & shelving, pool table and equipment, (2) worktables in basement bedroom, sediment and carbon filters in mechanical room, air conditioner, all flower pots, stock shelter, green house, all workbenches & shelving in detached garage, play structure, slow hay feeder, round bale feeder, black compost bin, drip irrigation system and associated timer(s)**

Property Listed By: **RE/MAX Southern Realty**

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











