



THE
A-TEAM

**RE/MAX
FIRST**

322078 8 Street, Rural Foothills County T1S 3L7

MLS® #: **A2172343** Area: **NONE** Listing Date: **10/24/24** List Price: **\$1,875,000**
 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: **1976**
Lot Information
 Lot Sz Ar: **224,769 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,962**
 Low Sqft:
 Ttl Sqft: **2,962**

DOM

21
Layout
 Beds: **3 (1 2)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

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

Access:
 Lot Feat: **Private,Treed**
 Park Feat: **Double Garage Attached,Double Garage Detached,Driveway,Electric Gate,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **BBQ gas line,Fire Pit,Private Entrance**

Construction: **Composite Siding**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`0" x 4`5"	5pc Ensuite bath	Main	11`4" x 9`8"
Dining Room	Main	17`2" x 11`9"	Flex Space	Main	13`8" x 16`1"
Kitchen	Main	17`1" x 19`3"	Laundry	Main	11`5" x 9`7"
Living Room	Main	23`9" x 19`9"	Mud Room	Main	7`2" x 11`9"
Bedroom - Primary	Main	14`8" x 21`5"	Sunroom/Solarium	Main	11`3" x 7`6"
Walk-In Closet	Main	9`9" x 11`2"	Family Room	Upper	24`4" x 23`5"

3pc Ensuite bath Basement 10`9" x 7`4"
 Bedroom Basement 14`6" x 15`3"
 Flex Space Basement 10`7" x 11`10"

4pc Ensuite bath Basement 12`6" x 7`1"
 Bedroom Basement 12`7" x 17`11"
 Game Room Basement 25`9" x 20`11"
 Legal/Tax/Financial

Title: Zoning:
Fee Simple CR
 Legal Desc: 7410100

Remarks

Pub Rmks: **This home is truly where luxury meets modern country living, while still offering a convenient lifestyle close to amenities. Just minutes from Okotoks and with quick and easy access to Calgary, it provides the most convenient location while enjoying the tranquility of country living. From when you enter along the tree-lined driveway you will appreciate the privacy and picturesque beauty this property offers as it is surrounded by lush trees and low maintenance landscaping. Its well-appointed layout and distinctive architectural features create a space you want to call home. The chef's kitchen has premium appliances, ample storage, and loads of countertop space. It seamlessly connects to the flex, dining, and living rooms, making it ideal for entertaining. The king-sized primary bedroom on the main level has a retreat-like feel with its fireplace and sitting area, walk-in closet, and a lavish spa-like ensuite. Additional features on the main level include a 3-season sunroom boasting in-floor heating, a full-sized laundry room with pantry storage, a 2-pc powder room, and soaring vaulted ceilings with wood beams. Above the attached double garage is a generous family room that fills with natural light. The lower level has been fully reconstructed. It includes a rec room, a wet bar, two full-sized bedrooms with ensuites, and a 4th bedroom/flex room. Additionally, within the 5+ acres are a heated double detached garage, a large two-stall barn, 2 paddocks with shelters, an outdoor sand riding arena, a fenced veggie garden, and three outdoor living spaces. There is a long list of renovations and upgrades, including an electric gate at the entrance, two newer furnaces and ducting, a tankless water heater, water filtration systems, and updated plumbing, to name a few. Many details and features make this home and its location extraordinary, everything from having a lovely view from every window, including the Rocky Mountains out the main living area, to the highest quality and the true comforts that make a house a home.**

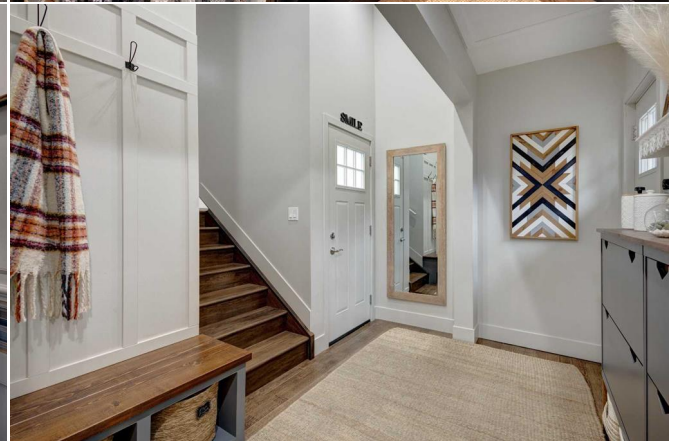
Inclusions: **Beverage Fridges - 2, TV & Mounts - 3, Wardrobes-Basement Bedrooms, Display Shelves-Basement Bathrooms, All Bathroom Mirrors, Built-in Bookcases - Family Room, Fireplace Remotes -4, Mud Room Shoe Cabinets - 2, Freestanding Cabinet - Primary Ensuite, Water Tank - Barn, Trough - Paddock, Planters - Back Deck/Yard, Egg-Swing Chairs - Firepit, Electric Gate Remotes - 3, Garage Remotes -4, Garage Gas Heaters - 2, Air Filter - Double Detached Garage, Air Filter - Family Room**

Property Listed By: **Royal LePage Solutions**

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







322078 8th St E, Foothills, AB

Main Floor Exterior Area 2395.74 sq ft
Interior Area 2287.87 sq ft
Excluded Area 94.71 sq ft



PREPARED 2024/10/19

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



