



THE
A-TEAM

**RE/MAX
FIRST**

354146 104 Street, Rural Foothills County T0L0A0

MLS® #: **A2172893**

Area: **NONE**

Listing Date: **10/14/24**

List Price: **\$2,599,900**

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: **2002**

Finished Floor Area
Abv Sqft: **2,341**
Low Sqft:
Ttl Sqft: **2,341**

DOM

37
Layout
Beds: **3 (1 2)**
Baths: **3.0 (2 2)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **442,569 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Garden,Gentle Sloping,Open Lot,Private,Views,Waterfall**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Field**
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Chandelier,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Sauna,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`6" x 15`10"	Dining Room	Main	20`6" x 13`4"
Great Room	Main	18`0" x 17`0"	Foyer	Main	11`10" x 10`2"
Mud Room	Main	11`6" x 9`0"	Laundry	Main	14`0" x 6`0"
Storage	Main	9`0" x 6`4"	Den	Main	17`4" x 9`0"

Bedroom - Primary	Main	18`6" x 16`0"	Bedroom	Basement	12`10" x 9`6"
Bedroom	Basement	14`2" x 12`10"	5pc Ensuite bath	Main	14`6" x 12`8"
4pc Bathroom	Basement	12`8" x 9`6"	2pc Bathroom	Main	7`6" x 2`10"
2pc Bathroom	Main	4`8" x 4`8"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
 Legal Desc: **9312200**

Remarks

Pub Rmks: **This gorgeous riverfront country estate delivers a one of a kind blend of rustic luxury living, countless year-round recreation opportunities, and spectacular landscapes. With No Public access to the Environment Reserve and private use of these lands making this expansive 10+ acres seem endless. Strategically located in the lower river valley nestled below towering 100 foot cliffs is a custom built ,3 bedroom,4 bathroom, walkout bungalow which boasts over 4200 square feet of impeccable luxury living. and 1900 square feet of outdoor living space under the covered wrap around deck. You'll immediately notice the abundance of natural light cascading through the main level. Oversized windows showcase magnificent views of the surrounding countryside and the Highwood River valley. The high ceilings are vaulted from the entrance into the great room, framed by gorgeous timber beams. The centerpiece and heart of the space is a massive wood burning river rock fireplace - a perfect place to relax with a glass of wine and a good book. The kitchen is a home chef's dream, with granite countertops, elegant custom hickory cabinetry, high-end appliances and a robust pantry. Enjoy a quick meal on the go at the kitchen island or entertain guests as you prepare your favorite family recipes. The adjacent dining area features breathtaking views and also opens onto the 1900 square feet covered deck - making your home a wonderful place to entertain year round. Your primary suite is an amazing oasis that will help you unwind after a long day. Here you'll find another impressive river rock fireplace and an expansive walk-in closet. The huge spa like en-suite offers a deep soaker jetted tub and a steam shower. Beautiful fixtures and design details with have you feeling serene everyday! Beyond the laundry room is a spacious Mudroom that leads you into your three car garage with a completely separate office that could be converted into a private mother in law suite. The lower level is home to a spacious family room - a fabulous spot for watching the game or having a family movie night. The home's third fireplace brings a cozy and inviting element to the space! Two large bedrooms, a bathroom with a steam shower feature and a bonus room round out the lower level (and are great for when guests visit!). The walkout lower level also has access to an additional covered deck and seating area, ideal for having a family BBQ rain or shine. A horse-lover's paradise, this property also boasts a well-designed barn, with three box stalls, a tack room and large storage area, 6 paddocks and many other convenient features. You'll love the numerous horseback riding trails and walking pathways found throughout the stunning scenery of this 10+ acre property nestled in the foothills. This home property is a must see for anyone looking for their dream home AND quiet, high-end acreage living.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX First**

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







