



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**386248 16 Street, Rural Foothills County T1S 6A7**

MLS® #: **A2173039**

Area: **NONE**

Listing Date: **10/15/24**

List Price: **\$1,090,000**

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: **1989**

Lot Information

Lot Sz Ar: **412,077 sqft**  
Lot Shape:

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Triple Garage Attached**

Finished Floor Area

Abv Sqft: **3,170**  
Low Sqft:  
Ttl Sqft: **3,170**

DOM

**38**  
Layout  
Beds: **4 (4)**  
Baths: **3.5 (3 1)**  
Style: **4 Level Split,Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer: **Septic Tank**  
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dryer,Electric Oven,Electric Range,Electric Stove,Stove(s),Washer,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 4`5"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`6" x 12`1"</b>
<b>Den</b>	<b>Main</b>	<b>9`7" x 12`6"</b>	<b>Family Room</b>	<b>Main</b>	<b>13`7" x 24`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`5" x 6`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`8" x 6`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 12`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`6" x 11`1"</b>

**Living Room**  
**3pc Ensuite bath**  
**Bedroom**  
**Bedroom - Primary**  
**Bedroom**  
**Kitchen**  
**Game Room**  
**Furnace/Utility Room**

**Main**  
**Upper**  
**Upper**  
**Upper**  
**Upper**  
**Upper**  
**Basement**  
**Basement**

**14`10" x 24`6"**  
**4`10" x 9`7"**  
**11`7" x 9`11"**  
**12`0" x 13`0"**  
**13`10" x 12`5"**  
**9`11" x 10`0"**  
**12`11" x 24`6"**  
**9`9" x 24`5"**

**Office**  
**4pc Bathroom**  
**Bedroom**  
**4pc Bathroom**  
**Dining Room**  
**Living Room**  
**Storage**

**Main**  
**Upper**  
**Upper**  
**Upper**  
**Upper**  
**Basement**

**9`6" x 9`11"**  
**8`6" x 7`1"**  
**11`7" x 12`8"**  
**4`9" x 9`6"**  
**19`9" x 8`1"**  
**21`0" x 17`10"**  
**7`7" x 5`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**8910836**

Zoning:  
**CR**

Remarks

Pub Rmks: **ATTN CONTRACTORS & INVESTORS! This is the definition of POTENTIAL! This beautiful home sits on almost 10 acres with the most breathtaking view of the foothills. Sit on your huge deck and watch the sunrise every morning with Okotoks and mountain views in sight. Only a 5 minute drive from Okotoks and has a total of 3292 square feet. There are 4 bedrooms, 4 bathrooms, 2 kitchens, 2 living rooms, triple car garage, and 360 degrees of beautiful foothills views! Above the garage is the SEPERATE living quarters in great condition with a full kitchen, full bath, and bedroom. There are several out buildings on the property for your chickens and horses. A ton of potential and a fantastic location with view of rolling hills and mountain peaks you will be sure to fall in love with this amazing property. Book your private viewing today.**

Inclusions: **None**  
 Property Listed By: **CIR Realty**

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













