



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: **Pending**

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

7

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**

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 |
|---------------------|-------------|----------------------|-----------------------|-------------|----------------------|
| 2pc Bathroom | Main | 5`3" x 4`5" | Breakfast Nook | Main | 11`6" x 12`1" |
| Den | Main | 9`7" x 12`6" | Family Room | Main | 13`7" x 24`6" |
| Foyer | Main | 9`5" x 6`10" | Foyer | Main | 7`8" x 6`0" |
| Kitchen | Main | 10`0" x 12`3" | Laundry | Main | 9`6" x 11`1" |

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: **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 over 3000 square feet above grade! 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 kitchen in great condition with a full bath, and bedroom. A fantastic location with views 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













