



THE
A-TEAM

**RE/MAX
FIRST**

192108 239 Avenue, Rural Foothills County T1S5G9

MLS® #: **A2173666**

Area: **NONE**

Listing Date: **10/19/24**

List Price: **\$1,699,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Rural Foothills County**
City/Town: **2018**
Year Built: **2018**
Lot Information
Lot Sz Ar: **217,800 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,973**
Low Sqft:
Ttl Sqft: **1,973**

DOM

26
Layout
Beds: **4 (2 2)**
Baths: **4.0 (3 2)**
Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **12**
Garage Sz: **12**

Access:

Lot Feat:

Park Feat:

Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, No Neighbours Behind, Level, Private, Views 220 Volt Wiring, Additional Parking, Covered, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, Plug-In, Quad or More Detached, RV Access/Parking, RV Garage, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Combination, Central, High Efficiency, In Floor, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas, Zoned**
Sewer: **Septic Field**
Ext Feat: **BBQ gas line, Fire Pit, Garden, Lighting**

Construction: **ICFs (Insulated Concrete Forms), Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Laminate**
Water Source: **Well**
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings**
Int Feat: **Bar, Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	21`11" x 156`7"
Living Room	Main	19`6" x 12`6"
Family Room	Basement	36`5" x 18`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	25`5" x 9`11"
Game Room	Basement	15`7" x 14`0"
Den	Basement	13`11" x 10`11"

Bedroom - Primary
Bedroom
Walk-In Closet
2pc Bathroom
5pc Ensuite bath
2pc Bathroom

Main 15`4" x 14`11"
Basement 12`11" x 11`3"
Main 13`7" x 12`10"
Main
Basement
Basement

Bedroom
Bedroom
Laundry
4pc Bathroom
5pc Ensuite bath

Main 12`9" x 11`11"
Basement 12`11" x 10`2"
Main 13`6" x 8`0"
Main
Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0412066

Zoning:
CR

Remarks

Pub Rmks:

This 2019 completed 5 acre 2000 sq ft PANORAMIC MOUNTAIN VIEW 2 + 2 bedroom 3F 2H bath BUNGALOW + 1911 SQ FT SHOP will impress! It's off 192 street near Priddis (school bus road) so its plowed daily in the winter. The 10 ft ceilings on both levels give the spacious rooms more dimension. The GOURMET KITCHEN with tons of cabinetry has a premium 6 burner gas stove with griddle, A 2 door stainless steel full fridge/full freezer combination, oversize sink in huge quartz top island with long breakfast bar. The primary bedroom with carved wooden ceiling fan has a huge ensuite with BIDET toilet, 2 person JETTED TUB, HEATED TILE FLOOR and a GIGANTIC WALK-IN CLOSET with built-ins. The home features a spacious great room with remote control gas fireplace and wood beam ceiling design. The adjacent dining room has grand full height glass sliding privacy doors on the inner side and is facing the west mountain view on the outer side. The DR features 3 french doors opening to a large 36'x16' MAINTENANCE FREE COMPOSITE DECK. There is a natural-gas BBQ connect and a maintenance free powder coated aluminum/glass rail around this west deck. The 5 camera exterior SURVEILLANCE SYSTEM is wifi based and you can view cameras on your cell phone. The STUCCO EXTERIOR is matching on the house, attached 3 CAR IN FLOOR HEATED GARAGE and SHOP with 12' and 14' foot doors to store your wood working equipment, art studio, office, RV/BOAT/CAR STORAGE. It can also house an automotive shop with your car lift, or a lot of toys for small or big people. SHOP IS ROUGHED IN FOR A WET BAR OR AUTO WASH BAY. You will not run out of heated storage/work space or driveway storage with the huge "dust free" REINFORCED ASPHALT GRAVEL DRIVEWAY! The house features a HIGH END BUILT-IN VACUUM with in-wall hose storage system and automatic vacuum-driven recoil hoses. The built-in vacuum is on both levels and will reach throughout this 4000+ sq ft home. The easy maintenance septic system, 10 GPM well water system with 3 stage filtration also features a water softener. There is also a separate REVERSE OSMOSIS DRINKING WATER SYSTEM in this home. The CENTRAL AIR CONDITIONING and combination hot water in-floor & forced air system features an air-to-air fresh air heat exchanger, air filtration and zoned heating with many separate thermostats. The 2 basement bedrooms have a "jack & jill" full bath and there is an additional 2 pc powder room on each level. The billiard area with plumbed wet bar is beside the large family room. There is even a lower level office/storage room/wine cellar in this extra warm/dry R24 Insulated Concrete Form (ICF) basement. The 2x6 walls up make this house quieter and warmer (R20 walls R50 attic). The 2nd bedroom up has its own ensuite bath and is laid out with separate exterior access like an "AirBNB" room. You can use it for guests, a maid, a care worker, relatives or tenants. The ELEVATED HERB GARDEN and ENCLOSED FIRE PIT AREA are nice. Quiet country living, close to the city!

Inclusions:
Property Listed By:

N/A
MaxWell Capital Realty

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











