



THE
A-TEAM

**RE/MAX
FIRST**

352246 242 Avenue #100, Rural Foothills County T0L 0K0

MLS® #: **A2173696**

Area: **NONE**

Listing Date: **10/27/24**

List Price: **\$1,498,000**

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: **2002**

Finished Floor Area
Abv Sqft: **2,784**
Low Sqft:
Ttl Sqft: **2,784**

DOM

136
Layout
Beds: **5 (4 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **336,718 sqft**
Lot Shape:

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Native Plants, Private, Rolling Slope, Treed**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Boiler, Fireplace(s), Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Fire Pit**

Construction: **Post & Beam, Stucco**
Flooring: **Ceramic Tile, Cork, Hardwood, Laminate**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**
Int Feat: **Beamed Ceilings, Kitchen Island**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|-------|----------------|
| 3pc Bathroom | Main | 9`11" x 5`8" |
| Dining Room | Main | 24`4" x 14`0" |
| Family Room | Main | 12`10" x 13`8" |
| Living Room | Main | 18`2" x 20`11" |
| 5pc Ensuite bath | Upper | 11`7" x 11`0" |
| Bedroom | Upper | 14`9" x 13`8" |

| Room | Level | Dimensions |
|-------------------|-------|---------------|
| Bedroom | Main | 14`9" x 13`8" |
| Kitchen | Main | 15`9" x 12`6" |
| Laundry | Main | 15`10" x 8`2" |
| 4pc Bathroom | Upper | 4`11" x 8`8" |
| Bedroom - Primary | Upper | 19`3" x 16`0" |
| Bedroom | Upper | 15`9" x 9`3" |

Loft
Bedroom

Upper
Lower

15`9" x 23`0"
15`1" x 13`8"

3pc Ensuite bath

Lower

7`8" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9610859

Zoning:
CR

Remarks

Pub Rmks:

Nestled in the serene countryside, just 10 minutes south of Bragg Creek, this stunning Timber Frame residence, built in 2002 by Crazy Creek Timber Frames, offers the perfect blend of rustic elegance and modern convenience. Just a short 40-minute drive from Calgary, this home built on 7.73 rolling acres is designed for those seeking peace, privacy, and quality craftsmanship. Key Features include:

- **Spacious Living:** over 2800 sq ft of developed living space, featuring 5 bedrooms and 4 bathrooms. The walkout basement, partially finished, offers plenty of potential for customization.
- **Impressive Timber Frame Construction:** Built with beautiful Douglas Fir timbers, this home boasts a classic, durable aesthetic.
- **Exceptional Fireplaces:** A stunning custom-built, dual-sided stone wood-burning fireplace (crafted by a renowned Swiss stonemason) creates a warm, inviting focal point in the heart of the home. The primary suite features a gas fireplace for added comfort.
- **Gourmet Kitchen:** Cook and entertain with ease in the spacious kitchen equipped with hickory cabinets, a gas stove, stainless steel appliances, and a gas fitting for a BBQ on the deck.
- **Elegant Interiors:** Hardwood floors throughout the main and upper floors exude charm and sophistication.
- **Featuring:** Low E tinted energy windows and a newly replaced glycol system for the heated basement floors.
- **Modern Convenience:** Includes a guest bedroom on the main floor, newer washer and dryer (under 3 years old), and more.

This property also features a detached triple car garage and a custom built shed. This country home would be ideal for families or those seeking a peaceful full time residence or part time retreat with all the modern amenities. Don't miss this opportunity to own a Timber Frame home, just a short drive to Calgary and also to the recreational activities of Kananaskis Country, Mclean Creek and West Bragg Creek.

Inclusions:
Property Listed By:

**Starlink, Hot tub, shed
Century 21 Bamber Realty LTD.**

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













