



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

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

DOM

95
Layout
Beds: **5 (4 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey, Acreage with Residence**

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:

Zoning:
CR

9610859

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













