



THE
A-TEAM

**RE/MAX
FIRST**

242033 WHITE POST Lane, Rural Foothills County T1S 3K3

MLS® #: **A2175962** Area: **White Post Lane Est** Listing Date: **10/29/24** List Price: **\$1,175,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Foothills County**
 City/Town: **1990**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **135,471 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,330**
 Low Sqft:
 Ttl Sqft: **2,330**

DOM

14
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (4 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Backs on to Park/Green Space,Environmental Reserve**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt,Tar/Gravel**
 Heating: **Boiler,Forced Air,Natural Gas**
 Sewer: **Septic Tank**
 Ext Feat: **Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet,Hardwood,Tile,Vinyl**
 Water Source: **Well**
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Range,Range Hood,Refrigerator,Trash Compactor,Washer,Window Coverings**

Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	9`8" x 8`0"	Living Room	Main	15`9" x 19`6"
Dining Room	Main	16`2" x 18`4"	Kitchen With Eating Area	Main	14`7" x 21`3"
Sunroom/Solarium	Main	11`6" x 15`2"	Bedroom - Primary	Main	11`11" x 17`5"
Bedroom	Main	10`5" x 12`7"	Bedroom	Main	16`2" x 12`3"
Mud Room	Lower	5`6" x 9`5"	Bedroom	Lower	8`8" x 13`7"

Bedroom	Lower	13`6" x 11`11"	Den	Lower	12`11" x 12`4"
Game Room	Lower	19`8" x 17`11"	Family Room	Lower	17`0" x 20`11"
Kitchen With Eating Area	Lower	15`3" x 14`11"	3pc Bathroom	Main	
3pc Ensuite bath	Main		3pc Bathroom	Lower	
4pc Bathroom	Lower				

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **CRA**
 Legal Desc: **0211261**

Remarks

Pub Rmks: **Welcoming fully developed walk-out Bungalow situated on 3.11 acres is the perfect blend of tranquility and convenience. Surrounded by trees, this home offers a very private setting and only minutes to Calgary and Okotoks. A total of 5 bedrooms, four baths, over 4000 sq ft of developed living space and triple attached garage. The open-concept floor plan creates a seamless flow from the oversized kitchen to the spacious dining area to the grand living room, ideal for family gatherings and entertaining. The main living area features vaulted ceilings and hardwood flooring throughout, complemented by large windows that flood the space with natural light. Step through the sliding door to discover an expansive west-facing deck, ideal for outdoor relaxation. The lower level has in-floor heat and is fully developed with an illegal suite plus recreation/games area, updated 3 pce bath, laundry, mechanical and storage. Other features of this home are convenient main floor laundry and lower laundry, a sunroom that is great for acreage living and can be used as a multi-purpose room. A perfect blend of trees, shrubs and grass for space to enjoy your yard but not too much maintenance. Additionally, the property includes two large storage sheds and RV parking. This home is a wonderful opportunity to add your personal touch and create your dream home!**

Inclusions: **Entertainment unit in living room**
 Property Listed By: **RE/MAX Landan Real Estate**

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













