

19 RED WILLOW Crescent, Rural Foothills County T1S3J7

A2177001 NONE MLS®#: Area: Listing 11/04/24 List Price: **\$2,350,000**

Status: **Pending Foothills County** None Association: Fort McMurray County: Change:

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town:

Rural Foothills Finished Floor Area County Abv Saft:

2015 Low Sqft: Ttl Sqft:

172.933 saft

Access:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

Lot Feat: No Neighbours Behind, Irregular Lot, Landscaped Park Feat:

Front Drive, Heated Garage, Insulated, Triple Garage Attached, Workshop in Garage

5,435

5.435

DOM

Layout

7 (5 2)

3

3

8.0 (7 2)

2 Storey, Acreage

with Residence

Beds:

Baths:

Style:

Parking Ttl Park:

Garage Sz:

47

Utilities and Features

Roof: **Asphalt Shingle**

Heating: In Floor, Forced Air, Natural Gas

Sewer: Septic Field

Ext Feat: Balcony, BBQ gas line Construction: **Wood Frame** Flooring:

Carpet, Hardwood, Tile

Water Source:

Well Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Wine Refrigerator

Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Int Feat:

Remarks, Skylight(s), Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Utilities:

Room Information

Level Level <u>Room</u> Dimensions Room Dimensions **Living Room** Main 23`0" x 17`7" Kitchen Main 12`10" x 9`2" Main Main 11`2" x 10`2" Pantry 13`5" x 9`10" Den 11`11" x 8`1" **Bedroom - Primary** Main 19`4" x 16`10" Foyer Main

| Fee Simple | | country residential | | | |
|----------------------|--------|---------------------|---------------------|--------|----------------|
| Title: | | Zoning: | | | |
| | | | Legal/Tax/Financial | | |
| 2pc Bathroom | Lower | | Storage | Main | 20`6" x 16`8" |
| 4pc Ensuite bath | Second | | 3pc Ensuite bath | Lower | |
| Dining Room | Main | 15`5" x 11`6" | 3pc Ensuite bath | Second | |
| 3pc Ensuite bath | Second | | 3pc Ensuite bath | Lower | |
| 2pc Bathroom | Main | | 3pc Ensuite bath | Second | |
| Furnace/Utility Room | Lower | 13`7" x 12`1" | 5pc Ensuite bath | Main | |
| Media Room | Lower | 21`11" x 13`0" | Bedroom | Lower | 13`9" x 11`3" |
| Wine Cellar | Lower | 11`1" x 7`3" | Game Room | Lower | 26`9" x 16`11" |
| Furnace/Utility Room | Lower | 9`11" x 9`7" | Other | Lower | 9`8" x 6`3" |
| Laundry | Lower | 5`11" x 8`3" | Laundry | Second | 6`0" x 5`0" |
| Family Room | Lower | 14`7" x 11`6" | Exercise Room | Lower | 13`2" x 11`8" |
| Den | Second | 18`11" x 11`4" | Bedroom | Lower | 14`2" x 13`5" |
| Bedroom | Second | 12`8" x 8`0" | Bedroom | Second | 12`2" x 9`11" |
| Bonus Room | Second | 22`5" x 9`10" | Bedroom | Second | 14`1" x 12`0" |
| Mud Room | Main | 11`6" x 4`6" | Bedroom | Second | 11`0" x 10`9" |

Fee Simple country residential
Legal Desc: 1012973

Legal Desc: 1012973

Remarks

Pub Rmks:

Luxurious Walkout Home in Dark Sky Country Discover unparalleled luxury in this stunning 8,259 sq. ft. total on 3 levels walkout residence, perfectly nestled on 3.97 acres just 10 minutes west of HWY 22X. This dramatic two-story home is designed for large families and entertainers alike, featuring 7 spacious bedrooms, each with ensuite baths and walk-in closets, plus 2 additional 2-piece baths—totaling 9 bathrooms for ultimate comfort and convenience. Elegant Living Spaces The main floor master suite serves as a serene retreat, while a unique second-floor mother-in-law/nanny suite includes its own private balcony for relaxation. At the heart of the home is a sparkling kitchen equipped with top-of-the-line Miele appliances, two expansive islands, and a wrap-around pantry showcasing breathtaking views. Entertain with Style The grand great room boasts 22-foot ceilings, a stunning stone fireplace, and an abundance of triple-glazed windows, filling the space with natural light. Sleek glass railings, skylights, and custom cabinetry enhance the modern aesthetic throughout the home. Enjoy outdoor living with three balconies and a spacious walkout patio, perfect for entertaining or soaking in the tranquility of your surroundings. Versatile Walkout Level The fully finished walkout level is an entertainer's dream, featuring 2 additional bedrooms, huge family room, bar, wine room, media room, exercise room, and den—ideal for family gatherings or hosting guests. Additional Highlights Triple attached garage with in-floor heating Workshop for all your projects High-efficiency in-floor heating and fan coil cooling throughout the home Incredible built-in cabinetry throughout Vendor financing possible. Please note that 24-hour notice is required for showings as the property is occupied. The listing Realtor is related to the seller. Don't miss your chance to own this exceptional property in a breathtaking setting! Schedule your private showing today.

Inclusions: N

Property Listed By: Century 21 Bamber Realty LTD.

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























