



THE
A-TEAM

**RE/MAX
FIRST**

19 RED WILLOW Crescent, Rural Foothills County T1S3J7

MLS® #: **A2177001**

Area: **NONE**

Listing Date: **11/04/24**

List Price: **\$2,350,000**

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: **2015**

Finished Floor Area

Abv Sqft: **5,435**
Low Sqft:
Ttl Sqft: **5,435**

DOM

10
Layout
Beds: **7 (5 2)**
Baths: **8.0 (7 2)**
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **172,933 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **No Neighbours Behind, Irregular Lot, Landscaped**
Park Feat: **Front Drive, Heated Garage, Insulated, Triple Garage Attached, Workshop in Garage**

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**
Int Feat: **Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

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

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

Legal/Tax/Financial

Title: Fee Simple
 Zoning: country residential
 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: NA
 Property Listed By: Century 21 Bamber Realty LTD.

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







