



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: **Pending**

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

47
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"







