



THE
A-TEAM

**RE/MAX
FIRST**

81072 378 Avenue, Rural Foothills County T1S 0E8

MLS® #: **A2178420**

Area: **Totem Ranch**

Listing Date: **11/15/24**

List Price: **\$1,350,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Rural Foothills County**
City/Town: **1998**

Year Built: **1998**
Lot Information
Lot Sz Ar: **130,244 sqft**
Lot Shape:

Access:
Lot Feat: **Environmental Reserve,Few Trees,Low Maintenance Landscape,Level,Private**
Park Feat: **Triple Garage Attached**

DOM

36
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **12**
Garage Sz: **6**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Entrance,Private Yard,Storage**

Construction: **Stucco**
Flooring: **Carpet,Tile**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator**
Int Feat: **Ceiling Fan(s),Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`6" x 20`1"
Dining Room	Main	14`2" x 17`4"
Bedroom - Primary	Main	14`8" x 15`0"
Bedroom	Main	12`0" x 11`0"
Bonus Room	Lower	10`11" x 11`2"
Bedroom	Lower	9`8" x 14`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`0" x 22`5"
Breakfast Nook	Main	11`9" x 11`0"
Bedroom	Main	12`0" x 9`11"
Game Room	Lower	34`0" x 26`0"
Bedroom	Lower	11`8" x 11`6"
5pc Ensuite bath	Main	

4pc Bathroom
2pc Bathroom

Main
Lower

4pc Bathroom

Lower

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR

9712075

Remarks

Pub Rmks:

This expansive bungalow backs onto a stunning 37-acre environmental reserve, complete with walking paths that lead directly to the Sheep River. Nestled on a generous 2.99-acre lot, this property offers the perfect blend of acreage living and city convenience, just 15 minutes from Seton and 10 minutes from Okotoks. With over 3,900 square feet of living space, this walkout bungalow features an open concept layout that is bright and inviting, thanks to large windows and vaulted ceilings. The spacious kitchen is a chef's delight, boasting solid wood cabinets, a generous island, ample storage and prep space, and an eat-up bar—perfect for casual dining. On the main floor, you'll find three well-appointed bedrooms, including a primary suite that offers a luxurious 5-piece ensuite with a large tub, a stand-up shower, and a walk-in closet. The lower level is designed for entertainment and relaxation, featuring a huge family room with enough space for both a seating area and a pool table. Two additional bedrooms with large windows provide plenty of natural light, along with a four-piece bathroom and a convenient half bath. The private yard is fully fenced and includes a spacious 991 sqft shop equipped with gas and power—ideal for all your toys or hobbies. Additionally, the attached three-car garage provides even more space for vehicles and storage. With its unbeatable location and exceptional features, this property is a rare find. Don't miss your chance to experience the best of both worlds—nature and convenience—right at your doorstep!

Inclusions:
Property Listed By:

Pool Table
RE/MAX Real Estate (Central)

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











