



THE
A-TEAM

**RE/MAX
FIRST**

88091 RED FOX Lane, Rural Foothills County T1S 3J6

MLS® #: **A2179793**

Area: **NONE**

Listing Date: **11/22/24**

List Price: **\$3,879,000**

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: **2016**
Lot Information
Lot Sz Ar: **144,183 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **6,045**
Low Sqft:
Ttl Sqft: **6,045**

DOM

29
Layout
Beds: **7 (5 2)**
Baths: **7.0 (6 2)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **4**

Access:
Lot Feat: **Cul-De-Sac, Dog Run Fenced In, Lawn, Landscaped, Level, Rectangular Lot, Views**
Park Feat: **Additional Parking, Asphalt, Heated Garage, Oversized, Paved, Quad or More Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Central, In Floor, Fireplace(s), Forced Air, Natural Gas**
Sewer: **Septic System**
Ext Feat: **Balcony, BBQ gas line, Dog Run**

Construction: **Brick, Stucco**
Flooring: **Ceramic Tile, Hardwood, Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dryer, Garburator, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator**
Int Feat: **Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	19`5" x 16`8"	Dining Room	Main	15`3" x 19`3"
Living Room	Main	15`0" x 12`9"	Family Room	Main	15`7" x 19`5"
Kitchen	Main	11`11" x 22`4"	Breakfast Nook	Main	11`9" x 20`2"
Office	Main	15`2" x 11`4"	Kitchen	Main	8`2" x 13`9"

Bedroom Main 17`8" x 15`4"
4pc Ensuite bath Main 9`7" x 10`2"
2pc Bathroom Main 5`1" x 5`3"
Bedroom Second 15`0" x 18`5"
Bedroom Second 17`0" x 19`1"
Balcony Second 31`11" x 12`1"
4pc Ensuite bath Second 4`11" x 8`0"
3pc Bathroom Second 7`3" x 8`3"
Game Room Lower 35`0" x 32`2"
Bedroom Lower 15`3" x 16`4"
Furnace/Utility Room Lower 18`10" x 18`7"
4pc Bathroom Lower 14`6" x 11`0"

Laundry Main 7`7" x 12`4"
2pc Bathroom Main 3`11" x 7`7"
Bedroom - Primary Second 15`1" x 18`11"
Bedroom Second 15`2" x 15`11"
Other Second 8`5" x 8`8"
5pc Ensuite bath Second 18`4" x 11`6"
4pc Ensuite bath Second 12`7" x 10`3"
Den Second 16`0" x 17`5"
Exercise Room Lower 16`9" x 15`8"
Bedroom Lower 17`7" x 12`10"
Kitchenette Second 11`9" x 20`2"

Legal/Tax/Financial

Title: Zoning:
Fee Simple CR
 Legal Desc: **0110934**

Remarks

Pub Rmks: **A truly luxurious, high quality and extremely spacious home ideal for a large family, multigenerational living and entertaining located on 3.3 acres approx. 8 minutes to Shawnessy area and close to the SW Ring Road connection. Over 9,000 sq. ft. of developed space including the lower-level walk out. 7 large bedrooms (4 with 4 pce. ensuites), 8 bathrooms total. Main floor has a grand entry, spacious formal dining room, formal living room and family room with tall waterfall feature, beautiful gourmet kitchen, additional separate prep kitchen and executive den with towering bookcases and ceiling height. The upper level has a dramatic catwalk joining both sides of this fabulous home with views down to the foyer area, 4 very spacious bedrooms with en-suites, lounge/TV viewing area with built in's and various spacious walk-in closets with custom shelving. Lower level has massive recreation room, oversized bar/food prep area, exercise room, 2 big bedrooms and large bathroom. Home includes 4 gas fireplaces, exceptional quality finishing with coffered ceilings and crown mouldings, triple glazed windows, stone covered internal feature columns, A/C, in-floor heating, 4 car attached garage, massive rear deck and private lower-level patio area, unique quality light fixtures and more. The upper bedrooms have Cinderella balconies! The home is located on a dead end cul-de-sac with several other beautiful estate homes. It also has partial mountain views from some rooms. Location is very close to Red Deer Lake School, Spruce Meadows and quick access to 22X and Ring Road connector. Seldom do homes of this size, quality with a 'close in location' to Calgary become available in the Foothills MD.**

Inclusions: **Double Fridge in Prep Kitchen, BI Dishwasher in Prep Kitchen, 6 Burner Gas stove in Prep Kitchen, BI Dishwasher in Main Kitchen, BI Dishwasher in Bar**
 Property Listed By: **Royal LePage Solutions**

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











