

8070 266 Avenue, Rural Foothills County T0L0X0

Utilities:

MLS®#: A2180260 Area: NONE Listing 11/20/24 List Price: **\$1,799,900**

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

Date:

Year Built:

Lot Sz Ar: Lot Shape:

Lot Information

General Information

Prop Type: Residential Sub Type: **Detached** City/Town: **Rural Foothills** Finished Floor Area

> County Abv Saft: 3,647 1998 Low Sqft:

Ttl Saft: 3.647

198.198 saft

Access: Lot Feat: Back Yard, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Garden, Low Maintenance

Landscape, Landscaped, Many Trees, Meadow, Underground Sprinklers, Pasture, Paved, See

Remarks, Treed, Views

Park Feat: Additional Parking, Driveway, Driveway, Electric Gate, Front Drive, Garage Door Opener, Garage Faces

Front, Gated, Heated Garage, Insulated, Other, Outside, Quad or More Detached, RV Access/Parking, Triple Garage

DOM 1

Layout

6 (24) 5.5 (5 1)

5

3

Acreage with

Residence, Bungalow

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

Attached

Utilities and Features

Roof: **Clay Tile** Construction:

Heating: In Floor, Forced Air, Natural Gas Brick, Stucco, Wood Frame

Sewer: Septic Tank Flooring:

Ext Feat: Balcony, Courtyard, Garden, Other, Private Yard Carpet, Ceramic Tile, Hardwood

> Water Source: Well Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Bar Fridge, Dishwasher, Disposal, Garage Control(s), Gas Range, Induction Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water

Softener, Window Coverings

Int Feat: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen

Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, See Remarks, Separate Entrance, Soaking Tub, Stone

Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Room Information

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 21`6" x 18`4" 2pc Bathroom Main 6`11" x 9`5" 6pc Ensuite bath Main 16`6" x 19`3" **Dining Room** Main 10`6" x 17`7"

| | minutes from Calgary and Okotoks. Privacy and security are elevated with a gated entrance, equipped with a newer motor, intercom system, gate camera, and ambient LED lighting for added peace of mind. The estate's main house is a masterpiece, centered around a chef's kitchen boasting premium Wolf Gas and Thermador Induction Cooktops, Miele appliances, quartz countertops, a stunning glass backsplash, soft-closing drawers, and a touchless faucet for modern convenience. The opulent primary suite offers a lavish 6-piece ensuite, including a Kohler DTV digital shower system, Whirlpool Hytec Brindisi bathtub with light and warming features, Toto fixtures, in-floor heating, and a striking Ortal vertical fireplace. Sophistication extends to the expansive living room, where soaring ceilings and Bose speakers elevate the grand ambiance. The lower-level walkout is perfect for entertaining, with in-floor heating, a dedicated pool table area, and a | | | | |
|-------------------------------------|--|--------------------------------|--------------------------------|----------------------|------------------------------|
| Pub Rmks: | This distinguished Greek Revival-style equestrian estate in De Winton, epitomizes grandeur following a remarkable \$480,000 price reduction. With over 5,700 sq.ft. of meticulously designed living space on 4.5 sprawling acres, this luxurious property combines the tranquility of country living with the convenience of being | | | | |
| | Remarks | | | | |
| Legal Desc: | 0810362 | | | | |
| Title: Fee Simple | | Zoning: CR | | | |
| | | | Legal/Tax/Financial | | |
| Living Room | Basement | 17`0" x 23`5" | | | |
| Dining Room | Basement | 11`5" x 6`7" | Kitchen | Basement | 11`2" x 8`0" |
| Bedroom | Basement | 11`2" x 11`9" | Bedroom | Basement | 13`7" x 11`4" |
| Furnace/Utility Room | Basement | 16`11" x 18`5" | 4pc Bathroom | Basement | 5`0" x 8`1" |
| Storage | Basement | 6`4" x 15`9" | Storage | Basement | 4`6" x 7`8" |
| Storage | Basement | 14`10" x 20`2" | Storage | Basement | 7`5" x 9`11" |
| Bedroom | Basement | 12`0" x 15`9" | Game Room | Basement | 43`3" x 33`11" |
| Other | Basement | 8`7" x 7`2" | Bedroom | Basement | 7 6 X 10 7 13`5" x 18`7" |
| Bedroom - Primary 3pc Ensuite bath | Main Basement | 14`8" x 21`2" 4`11" x 12`5" | 3pc Bathroom 4pc Ensuite bath | Basement Basement | 5`6" x 10`4" 7`8" x 10`7" |
| Nook | Main | 7`11" x 10`0" | Bedroom | Main | 12`0" x 11`2" |
| Laundry | Main | 8`10" x 6`3" | Living Room | Main | 21`6" x 18`4" |
| Kitchen | Main | 18`6" x 18`0" | Laundry | Main | 15`5" x 17`0" |
| Bonus Room | Main | 13`8" x 11`2" | Foyer | Main | 14`0" x 16`1" |

Inclusions:

Property Listed By:

Tink

offer exceptional privacy, making this estate a rare and desirable offering. \$2,000,000 appraisal provided in the supplements. front gate, green house, well, garbage compressor in kitchen, cameras, gazeebo, 1 horse shed,

a 900 sq.ft. 2-bedroom apartment offers private accommodation with its own kitchen, family room, laundry, 3-piece bath, and two private decks. Additionally, there is a detached 1,100 sq.ft. house/workshop, which includes two bedrooms, a 4-piece bath, and a full kitchen, providing a versatile space that can be rented or used as additional living quarters. Both currently rented for a combined income of \$ 3,900 per month plus utilities. An equestrian-ready barn with two horse stalls, water, a gas heater, and electricity complements the property, along with six paddocks cross-fenced for horses, each equipped with water stations. Over 230 mature trees











































































