



THE
A-TEAM

**RE/MAX
FIRST**

322043 8 Street, Rural Foothills County T1S3L7

MLS® #: **A2182384** Area: **NONE** Listing Date: **12/06/24** List Price: **\$1,285,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Foothills County**
 City/Town: **1973**

Year Built: **1973**
Lot Information
 Lot Sz Ar: **200,376 sqft**
 Lot Shape:

Access:
 Lot Feat: **Many Trees, Rectangular Lot, Treed**
 Park Feat: **Double Garage Attached, Double Garage Detached, Heated Garage**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Dog Run, Fire Pit, Garden**

Construction: **Metal Siding , Wood Frame**
 Flooring: **Hardwood**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **French Door**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 16`10"
Den	Main	11`0" x 11`4"
Mud Room	Main	9`7" x 5`10"
Family Room	Main	15`8" x 11`3"
Bedroom	Upper	10`8" x 9`9"
3pc Bathroom	Upper	7`8" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 9`1"
Dining Room	Main	11`4" x 9`3"
Dining Room	Main	11`7" x 9`0"
2pc Bathroom	Main	5`10" x 4`5"
Bedroom	Upper	10`8" x 9`9"
Bedroom - Primary	Upper	12`6" x 12`2"

3pc Ensuite bath
Bedroom
Game Room
Storage

Upper
Basement
Basement
Basement

7'5" x 7'10"
11'2" x 11'0"
23'3" x 13'10"
9'5" x 8'9"

Den
3pc Bathroom
Laundry

Basement
Basement
Basement

10'8" x 12'3"
6'8" x 6'8"
19'9" x 14'2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9810174

Zoning:
CR

Remarks

Pub Rmks:

Welcome to your own piece of sanctuary! This beautiful home is located on 4.6 Acres, just outside of Okotoks. Close enough that groceries can be done before guests arrive, and far enough away from the city to enjoy the serenity of the Foothills. This 4 BEDROOM home is ready for whatever life throws at you, and has plenty of room both inside the house and around the property for everyone to have their own space. The large living room is just off of the foyer, ready to welcome guests. On either side of the kitchen, you have the choice of 2 eating rooms, one formal, one casual, both perfectly fulfilling their roles. The kitchen has many modern finishes, from beautiful countertops, to the stainless steel appliances and concealed hoodfan. There is no shortage of space in this kitchen. The family room is cozy, and has easy access to the deck, alongside a WOOD BURNING fireplace with a gas starter. Upstairs, you'll find the primary bedroom, and 2 secondary ones. There is a 3 piece ensuite with a standing shower, and an additional 3 piece bathroom for the secondary bedrooms. The basement contains a recreation room, additional bedroom, a 3 piece bathroom and tonnes of storage for those seasonal items. No shortage of parking will be found here, with a 2 car ATTACHED GARAGE, and an additional 2 car DETACHED GARAGE, there is room for everyone's cars to stay out of the snow, or room to use one of the garages as a workshop. The land is fenced, and completely ready for horses or other animals; complete with automatic heated horse waterer, barn, THREE PASTURES, and a 70'X100' DOG RUN. It even has a chicken enclosure, it will not get easier than this to live out your hobby farm dreams. Or you can just use the extra space to run around, or set up your own cross country ski track, the options are limitless. Don't miss out on this fantastic opportunity to have this much flexibility, contact your favourite realtor to book a showing!

Inclusions:
Property Listed By:

NA
RE/MAX Complete Realty

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











