



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**349062 TAMARACK Drive, Rural Foothills County T1S 5B8**

MLS® #: **A2182943**      Area: **NONE**      Listing Date: **12/10/24**      List Price: **\$1,300,000**  
 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: **2024**  
Lot Information  
 Lot Sz Ar: **187,308 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,001**  
 Low Sqft:  
 Ttl Sqft: **2,001**

DOM

**11**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Cul-De-Sac**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer: **Mound Septic**  
 Ext Feat: **None**

Construction: **Other**  
 Flooring: **Carpet, Hardwood**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>9`0" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 10`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`8" x 15`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 11`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`1" x 9`5"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`7" x 10`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>17`7" x 23`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 13`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 14`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 10`0"</b>

Title: **Fee Simple**  
Zoning: **CR**  
Legal Desc: **0813562**

Remarks

Pub Rmks: **Welcome to your Dream Home South of Calgary and East of Okotoks . This well-designed residence, situated on 4.3 acres is perfectly designed for both comfort and functionality. The main floor will boast an open concept with a gas fireplace, 9 ft. ceilings enhancing an airy atmosphere. The kitchen will be a chef's delight, featuring granite countertops, custom kitchen cabinetry, and island. The main level includes 3 bedrooms, including your primary bedroom featuring walk-in closet and 5 piece ensuite, also on main offers guest bathroom, and main floor laundry. The basement features a free span steel beam, no exposed posts, it lends itself to be an open canvas for development with 9' ceilings and large windows. Surround by covered sunrise and sunset decks to enjoy anytime of your day. Oversize double attached garage with 13' ceiling height, insulated, & cement floor. Quick access to hwy 2 and Okotoks .**

Inclusions: **none**  
Property Listed By: **Royal LePage Solutions**

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











