



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**450270 118TH Street, Rural Foothills County T1V 1N3**

MLS®#: **A2183186**

Area: **NONE**

Listing Date: **12/16/24**

List Price: **\$1,049,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills County**  
Year Built: **1980**  
Lot Information  
Lot Sz Ar: **886,010 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,096**  
Low Sqft:  
Ttl Sqft: **1,096**

DOM

**37**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split,Acreage with Residence**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

**Back Yard,Corner Lot,Farm,No Neighbours Behind,Yard Lights,Pasture,Private,Rectangular Lot**

Lot Feat:

**Double Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Septic Field,Septic System,Septic Tank**  
Ext Feat: **BBQ gas line**

Construction: **Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source: **Well**  
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**  
Int Feat: **Central Vacuum**  
Utilities: **Electricity Connected,Natural Gas Connected**

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Third</b>	<b>13`7" x 11`5"</b>
<b>Dining Room</b>	<b>Third</b>	<b>11`10" x 8`11"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>9`0" x 9`8"</b>
<b>4pc Bathroom</b>	<b>Level 4</b>	<b>11`5" x 4`11"</b>
<b>Dining Room</b>	<b>Second</b>	<b>10`11" x 9`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`8" x 10`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>23`4" x 11`3"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Third</b>	<b>16`10" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>11`7" x 11`5"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>9`7" x 9`11"</b>
<b>Family Room</b>	<b>Second</b>	<b>17`2" x 10`8"</b>
<b>Kitchen</b>	<b>Second</b>	<b>10`11" x 9`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`9" x 7`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR**

Remarks

Pub Rmks: **This expansive 20.34 acre property, enjoying a Mountain View & just 20 minutes from Calgary, offers endless possibilities in a prime location between Okotoks and High River. If you're seeking the tranquility of country living, easy commuting distance to the city, have horses or development aspirations—this property is a must-see! Equestrians will love the recently updated 32x26 barn featuring newer siding & roofing, a tack room, 3 box stalls, 4 tie stalls, and a 100x200 sand arena with lighting, perfect for evening rides or training, along with hay land, to supporting your equine needs. The 4-Level Split home adds versatility, with a Suite on the lower two levels that includes a kitchen, living room, bedroom & bathroom—perfect for rental income, multi-generational living, or a private space for guests. The upper 2 levels feature a kitchen, dining room, living room, 3 bedrooms, and a 5-piece bathroom, providing ample space for family living. Whether you choose to RENOVATE the existing home, RENT it out, SUBDIVIDE, or BUILD your dream home, this property offers exceptional potential.. With its unbeatable 20+Acre land base, location, and versatility, this property delivers on every front.**

Inclusions:  
Property Listed By: **n/a  
Coldwell Banker Ontrack Realty**

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





