



THE
A-TEAM

**RE/MAX
FIRST**

642157 72 Street, Rural Foothills County T0LOP0

MLS® #: **A2184163**

Area: **NONE**

Listing Date: **12/20/24**

List Price: **\$1,990,000**

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: **2009**

Lot Information

Lot Sz Ar: **5,225,457 sqft**
Lot Shape:

Access:

Lot Feat: **Cleared,Farm,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Gentle Sloping,Landscaped,Pasture,Private,Views**

Park Feat: **220 Volt Wiring,Additional Parking,Driveway,Gravel Driveway,Heated Garage,Insulated,Oversized,Parking Lot,Quad or More Detached,See Remarks,Triple Garage Attached**
Utilities and Features

DOM

43

Layout

Beds: **3 (3)**
Baths: **4.0 (4 0)**
Style: **1 and Half Storey,Acreage with Residence**

Parking

Ttl Park: **12**
Garage Sz: **8**

Roof: **Metal**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer: **Septic Field,Septic System**
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Pantry,Recessed Lighting,See Remarks,Vaulted Ceiling(s)**
Utilities: **Natural Gas Paid,Electricity Paid For**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17` 8" x 27` 1"	Dining Room	Main	12` 6" x 15` 4"
Kitchen	Main	13` 0" x 15` 4"	Entrance	Main	7` 0" x 14` 0"
Laundry	Main	10` 10" x 14` 0"	Bedroom	Main	10` 2" x 11` 6"
Bedroom	Main	11` 0" x 13` 6"	Den	Main	11` 0" x 13` 7"

Game Room
Flex Space
Storage
3pc Bathroom
3pc Bathroom

Basement 12`7" x 24`3"
Basement 14`6" x 24`3"
Basement 8`1" x 18`9"
Main
Basement 0`0" x 0`0"

Family Room
Furnace/Utility Room
3pc Bathroom
5pc Ensuite bath
Bedroom - Primary

Basement 17`9" x 27`0"
Basement 8`9" x 14`6"
Main
Second
Second 14`0" x 15`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
A

Remarks

Pub Rmks: **120+- acres of well maintained and loved property , with immaculate 2647.75 sq ft home, 60X60 heated shop. Nothing but " Pride of Ownership" here with this beautiful " Viceroy" home located and surrounded by approx 99 acres of cultivated land, 8 acres of hay , and 7 acres of fenced in pasture. About 5.5 of yard area. Very versatile parcel of land with VIEWS to live for !! Home is attached to a 832 sq ft heated garage, 770 sq ft of deck to enjoy views both west and east. Home boasts upgraded and newer appliances , new boiler for the warm infloor heat in basement, New air conditioners . Full Facade of windows to the west and believe me you can see " west"! The Rockies are full on and displayed for your viewing pleasure . Views are Bar None here !!!! With the vaulted ceilings presenting a " Window Wall" you will be able to enjoy to the max. Two fireplaces, hardwood, tile, granite, large rooms, master bedroom loft, a huge entry with sink, 2 pc bath w/closet , BBQ gas hook up out on deck. Many features of this home and " Seeing is believing"!! Shop is heated and insulated with level washed gravel flooring. 220 power, 2 power 20 X 14 ft high doors, windows, all metal interior with excellent lighting. Wind fence , landscape, and several \$ worth of gravel for a clean parking and turn about area. Sellers owned a trucking business so plenty of room for parking and turning equipment around . Horse shoe driveway for your convenience. So much to know and see, book your viewing today. Note: Possession date is in the spring eg: May 1 2025, unless seller is able to sell all equipment then possession is possibly negotiable for a bit earlier. Great time to take over this pristine property in the spring .**

Inclusions: **Gray metal tool storage in garage, 2 sets of attachments for central Vac, pot hanger in kitchen,**
Property Listed By: **Century 21 Foothills Real Estate**

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













