



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**49 303 Avenue, Rural Foothills County T1S 7A7**

MLS® #: **A2184305**      Area: **NONE**      Listing Date: **12/22/24**      List Price: **\$1,499,000**  
 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: **2017**  
 Lot Information  
 Lot Sz Ar: **219,542 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,109**  
 Low Sqft:  
 Ttl Sqft: **3,109**

DOM

**19**  
Layout  
 Beds: **7 (3 4 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Cul-De-Sac, Environmental Reserve, Gazebo, Garden, No Neighbours Behind, Private, Treed, Views**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s), Forced Air**  
 Sewer: **Holding Tank, Other**  
 Ext Feat: **BBQ gas line, Private Yard**

Construction: **Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms), Wood Frame**  
 Flooring: **Carpet, Hardwood, Tile**  
 Water Source: **Well**  
 Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator**  
 Int Feat: **Beamed Ceilings, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Tray Ceiling(s), Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`9" x 7`7"	Office	Main	12`8" x 12`0"
Dining Room	Main	13`6" x 13`10"	Living Room	Main	14`7" x 13`2"
Kitchen	Main	15`11" x 17`0"	Breakfast Nook	Main	11`0" x 15`5"
Laundry	Main	9`8" x 5`7"	Mud Room	Main	12`7" x 10`0"
3pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Second	15`10" x 16`7"

5pc Ensuite bath	Second	10`8" x 16`6"	Bedroom	Second	11`8" x 13`2"
Bedroom	Second	11`6" x 13`2"	4pc Bathroom	Second	0`0" x 0`0"
Den	Second	8`10" x 3`5"	Family Room	Lower	26`0" x 20`9"
Bedroom	Lower	12`10" x 13`0"	Bedroom	Lower	10`11" x 12`11"
Bedroom	Lower	13`3" x 16`5"	Bedroom	Lower	16`7" x 16`6"
3pc Bathroom	Lower	0`0" x 0`0"	Furnace/Utility Room	Lower	11`3" x 9`8"
Storage	Lower	8`10" x 3`6"			

Legal/Tax/Financial

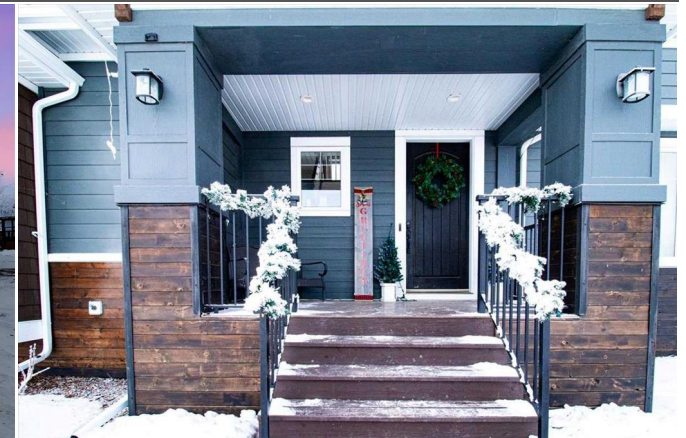
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 Zoning: CRES

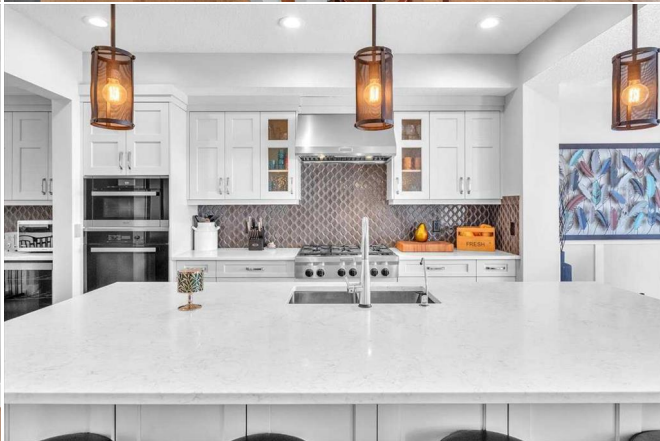
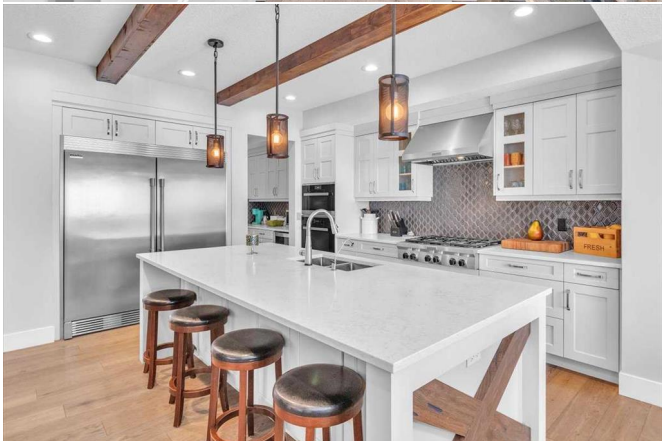
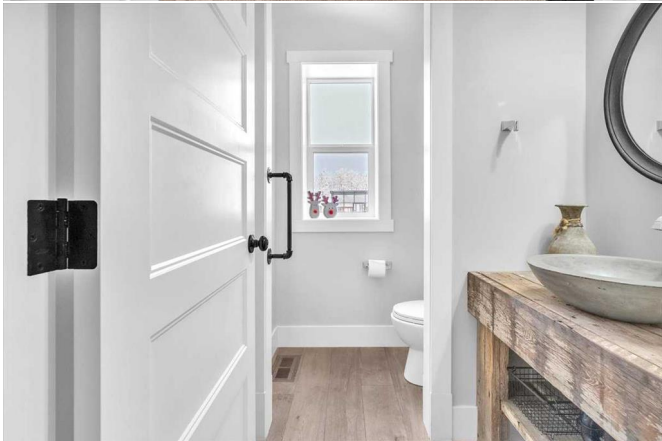
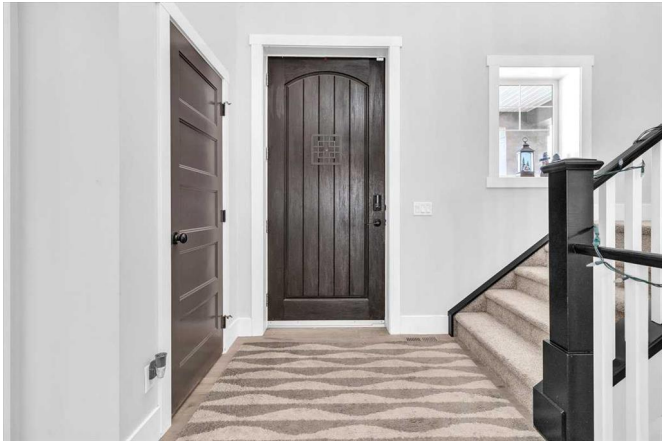
Remarks

Pub Rmks: **WOW this is a great home if you love to entertain and host your friends-always room for one more! Private and close to town with easy access to the city, this acreage is the perfect place to raise a family and have fun! With over 4,700 sq ft of developed living space, this home boasts an ICF foundation right up to the trusses, hardy board siding, triple attached garage for all the toys, a heated summer pool, a greenhouse and gardening space-something for everyone! The kitchen is stunning with a double sided fireplace into the dining room, top of the line Miele appliances, massive island and TONS of cabinets and counter space. The views from the dining room and the deck are absolutely amazing and the deck is massive-definitely the place to spend the summer with the heated pool off of the deck and the screened pergola for the times you want to cool off in the shade. The sunken living room is the perfect quiet spot to sit and enjoy a glass of wine. You will also appreciate the breakfast nook with all the natural light, the huge mud room, laundry room and unique 3 pc bath. The upper floor boasts the most stunning master bedroom and 5 pc spa-it's beautiful and then there is the well designed closet for all your clothes and shoes. You will enjoy the view of the mountains and environmental reserve from the sitting room/den which has it's own private deck. The children's bedrooms are huge and share a 3 pc bath. The basement is the perfect spot your teenagers and their friends with 4 massive bedrooms, a huge family room and so much space for them to spread out and play or enjoy a game of pool. This home also features tray ceilings, wood beams, wainscotting, stylish lighting, 7 1/2" wide plank engineered hardwood, PVC composite decking, a two sided fireplace and a large triple garage for the guy who loves to tinker. This home is amazing, the location is amazing, the views are amazing and the PEACE AND QUIET out on this acreage are AMAZING! You will love this place and want to make it your next home!**

Inclusions: Storage shed, greenhouse, outdoor heated pool, pool heater, attached shelves in the garage, pool table, pergola with attached screening.  
 Property Listed By: RE/MAX Complete Realty

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













**49 303 Ave W, Foothills, AB**

Main Floor - Exposed Area 1873.21 sq ft  
Excluded Area 901.82 sq ft



0 4 8

PREPARED: 2024/10/26



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**49 303 Ave W, Foothills, AB**

2nd Floor - Exposed Area 1438.55 sq ft  
Excluded Area 107.22 sq ft



0 4 8

PREPARED: 2024/10/26



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

49 303 Ave W, Foothills, AB

Basement (Below Grade) Exterior Area 1673.87 sq ft



PREPARED: 2024/10/20



While regions are excluded from this floor area in GEMDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.