



THE
A-TEAM

**RE/MAX
FIRST**

258040 8 Street, Rural Foothills County T1S 3L3

MLS® #: **A2184622**

Area: **NONE**

Listing Date: **12/28/24**

List Price: **\$1,610,000**

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: **2012**
Lot Information
Lot Sz Ar: **449,103 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,840**
Low Sqft:
Ttl Sqft: **2,840**

DOM

12
Layout
Beds: **6 (3 3)**
Baths: **5.0 (4 2)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:
Lot Feat: **Cleared,Cul-De-Sac,Lawn,Garden,Landscaped,Many Trees,Native Plants,Private,Sloped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Geothermal**
Sewer: **Septic Field**
Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Cement Fiber Board,ICFs (Insulated Concrete Forms),Manufactured Floor Joist,Stone**
Flooring: **Vinyl**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Bookcases,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	23`3" x 15`4"	Kitchen	Main	19`7" x 14`3"
Dining Room	Main	17`7" x 10`4"	Bedroom - Primary	Main	15`9" x 13`1"

5pc Ensuite bath	Main		Bedroom	Main	15`3" x 11`11"
Bedroom	Main	13`7" x 11`3"	2pc Bathroom	Main	
2pc Bathroom	Main		4pc Bathroom	Main	
Foyer	Main	16`1" x 14`7"	Office	Main	14`3" x 14`1"
Laundry	Main	11`10" x 9`8"	4pc Ensuite bath	Lower	
Family Room	Lower	28`9" x 18`4"	Bedroom	Lower	13`7" x 11`3"
Bedroom	Lower	15`3" x 11`10"	Bedroom	Lower	14`9" x 14`1"
4pc Bathroom	Lower				

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0814577**

Zoning: **CR**

Remarks

Pub Rmks: **Presenting an exquisite bungalow in De Winton, Alberta, offering a harmonious blend of tranquility and convenience on over 10 acres of scenic land. Enjoying close proximity to Calgary and Okotoks, this property seamlessly combines urban sophistication with rural serenity. Boasting 6 bedrooms, versatile living areas, and a gourmet kitchen with upscale finishes, including granite counters and custom cabinetry. The soaring vaulted ceilings, elegant stone fireplace, and expansive deck provide a sophisticated ambiance for gatherings. Enhance productivity in the refined main floor office and luxuriate in the opulent primary suite with a spa-inspired ensuite. Complete with geothermal heating, heated floors, and a meticulous garage upgrade, this energy-efficient home epitomizes both functionality and luxury. Embrace this unparalleled opportunity to acquire your dream residence - schedule a viewing appointment today.**

Inclusions: **None**
 Property Listed By: **Optimum Realty Group**

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