290102 240 Street, Rural Foothills County T1S 2Z4

MLS®#:	**A2186257**	Area:	**NONE**	Listing Date:	**01/15/25**	List Price:	**$1,630,000**
Status:	**Pending**	County:	**Foothills County**	Change:	**None**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**				
Sub Type:	**Detached**				
City/Town:	**Rural Foothills County**		Finished Floor Area		
			Abv Sqft:	**3,402**	
Year Built:	**2018**		Low Sqft:		
Lot Information			Ttl Sqft:	**3,402**	
Lot Sz Ar:	**384,199 sqft**				
Lot Shape:					

DOM
17

Layout
Beds: **4 (3 1)**
Baths: **3.5 (2 3)**
Style: **2 Storey,Acreage with Residence**

Parking
Ttl Park: **6**
Garage Sz: **3**

Access:
Lot Feat: **See Remarks**
Park Feat: **Heated Garage,Triple Garage Attached**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Stone,Stucco**
Sewer:	**Septic Field,Septic Tank**	Flooring:	
Ext Feat:	**Fire Pit**		**Carpet,Concrete,Laminate**
		Water Source:	
			Well
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Wine Refrigerator**
Int Feat: **Bar,Central Vacuum,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Sauna,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**16`7" x 16`4"**	**Dining Room**	**Main**	**10`11" x 10`11"**
Living Room	**Main**	**14`10" x 16`8"**	**Office**	**Main**	**11`3" x 11`8"**
Entrance	**Main**	**12`10" x 10`9"**	**Bedroom - Primary**	**Second**	**16`11" x 14`7"**
Bedroom	**Second**	**11`7" x 11`11"**	**Bedroom**	**Second**	**12`11" x 9`6"**
Bonus Room	**Second**	**15`5" x 9`10"**	**Laundry**	**Second**	**8`8" x 5`6"**
Bedroom	**Basement**	**12`4" x 14`11"**	**Game Room**	**Basement**	**21`10" x 33`10"**

Other	Basement	8`2" x 8`6"	Exercise Room	Basement	11`2" x 8`6"
Sauna	Basement	15`9" x 10`0"	Furnace/Utility Room	Basement	10`0" x 11`9"
2pc Bathroom	Main		2pc Bathroom	Main	
4pc Bathroom	Second		5pc Ensuite bath	Second	
2pc Bathroom	Basement				

Legal/Tax/Financial

Title: **Fee Simple**		Zoning: **CR**	
Legal Desc:	**9612210**		

Remarks

Pub Rmks: **Have you ever dreamed of owning a CASTLE? Here is your chance! A true masterpiece located in the beautiful foothills just West of sought after Millarville. There are at LEAST 12 REASONS why you should buy this gorgeous estate property: 1) The House - over 5100 sq.ft. of developed space on all 3 levels...this home will blow you away. The outside is finished with stucco and stone. Inside you have 10' ceilings on the main floor with a huge open to above area featuring a beautiful CHANDELIER. The upper floor and the basement come with 9' ceilings. 2) The Views - enjoy the VIEWS OF THE ROCKIES FROM ALL 3 LEVELS! Absolutely stunning vista of the mountains and the foothills. 3) The Kitchen - a gorgeous space with a TON of cupboards, JennAir and Thermador appliances, a gigantic island for all the family and friends to gather around, quality granite countertops and access to a large deck. 4) The Main Floor - this is where you spend most of the time, and let me assure you: you will enjoy spending your time here....custom made staircase, natural wood burning fireplace, engineered acacia hardwood flooring throughout (main floor and upstairs), formal dining room, 2 half bathrooms, state of the art office with custom made shelves, the list goes on and on! 5) The Upper level - featuring an amazing master bedroom that comes with its own balcony, fireplace, incredible 5PC ensuite with heated floor, a standalone bathtub and a true walk-in closet (the closet is the size of a small bedroom!). There are 2 more large bedrooms, a bonus room (can be converted into a bedroom if needed) with its own balcony, a 4PC bathroom with a skylight and the upstairs laundry room for your convenience, 6) The Basement - comes with in-floor heating, a huge entertainment area with a wet bar, gym, SAUNA with its own relaxation/tea room and a shower, a large bedroom and a 2PC bathroom. Access to a beautiful COVERED PATIO. 2 storage rooms. PLEASE NOTE: The basement has been used to run an Airbnb operation for the past couple of years and the spiral staircase has been hidden behind temporary polycarbonate walls. They can be easily taken down. 7) The Garage - you will love the 3 car oversized heated garage: 36'11 x 24'1. 8) The Bonuses - granite countertops throughout the house, central vacuum system, water filtration system and a 51' deck with glass railings 9) The lot - massive 8.82 acre lot...with lots of trees, a garden, a barn for chicken and sheep(the animals can be sold with the property), a huge greenhouse, a tool shed, and even an outside cold storage. 10) The Lifestyle - Go for a hike up the hill in the summer and snow shoe, ski in the winter. Enjoy watching deer and an occasional moose come by your home. 11) The rich WATER WELL produces a ton of great quality water. 12) The Location - located just 25 minutes southwest of Calgary, a very short distance to Millarville (K-8 school with IB program), Bragg Creek, the ring road, new Costco, South Campus Hospital, etc. BONUS ITEM: brand new hot water tank**

Inclusions: **N/A**

Property Listed By: **RE/MAX First**

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