



THE
A-TEAM

**RE/MAX
FIRST**

352104 229 Avenue, Rural Foothills County T0L 0K0

MLS® #: **A2186343**

Area: **Mountain Woods Estates**

Listing Date: **01/16/25**

List Price: **\$1,725,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Rural Foothills County**
City/Town: **2017**
Year Built: **2017**
Lot Information
Lot Sz Ar: **306,226 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,861**
Low Sqft:
Ttl Sqft: **1,861**

DOM

6
Layout
Beds: **3 (1 2)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:
Lot Feat: **Dog Run Fenced In,Garden,Native Plants,Private,Rolling Slope,Treed**
Park Feat: **Asphalt,Double Garage Attached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer: **Septic System**
Ext Feat: **BBQ gas line,Dog Run,Garden,Private Yard,Storage**

Construction: **Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Oven,Freezer,Gas Range,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**
Utilities: **Electricity Connected,Natural Gas Connected**

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`8"
Dining Room	Main	11`7" x 13`0"
Kitchen	Main	14`11" x 19`5"
Living Room	Main	16`11" x 28`1"
Bedroom - Primary	Main	15`6" x 14`5"

Room	Level	Dimensions
4pc Ensuite bath	Main	13`6" x 11`2"
Foyer	Main	9`0" x 10`4"
Laundry	Main	14`9" x 7`11"
Office	Main	11`11" x 10`1"
Walk-In Closet	Main	9`3" x 8`8"

3pc Bathroom
Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement
Basement

10`4" x 11`7"
14`6" x 11`7"
36`0" x 25`11"
17`3" x 13`5"

Other
Bedroom
Media Room

Basement
Basement
Basement

9`9" x 9`1"
10`5" x 9`10"
20`4" x 17`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0514011

Zoning:
CR

Remarks

Pub Rmks:

Stunning Custom-Built Home in Exclusive Mountain Woods Community. Discover this exquisite 7.03-acre property in the sought-after Mountain Woods community, located just 9.2 km south of 22X on Highway 762. This tranquil enclave features only eight properties, each ranging from 5 to 10 acres, nestled on a paved cul-de-sac and serviced by a provincially regulated water COOP. Custom-Built by Vicon Homes: Completed in 2017 with basement finishing in 2018, this home boasts approximately 3,700 sq. ft. of total living space (1,850 sq. ft. on each level). Surrounded by old-growth Lodge Pole Pine, Norwegian, and White Spruce, with charming groves of Mountain Aspen, the property offers several walking paths and abundant firewood. The home is set 53 meters back from main road with a paved driveway and is over 400 meters from Highway 762. A large main-floor deck is adjacent to covered deck that features a beautiful barrel-vault ceiling that shelters the wood-burning fireplace, a covered lower patio, secure cold storage room and hot tub area accessed from the walkout basement. Open-concept great room with an XL kitchen featuring granite counters, bar seating, beverage fridge and a dining area. 3 bedrooms (main-floor master) and 3 bathrooms, including a luxurious ensuite and main floor office space. The house features an outside Hik Connect security camera system and integrated alarm system. Entertainment is provided by a Control4 sound systems zoned throughout the house and a large media room in the basement. The basement has a large recreation/fitness area, bar with granite counters and a fridge and sink. A natural gas forced air high-efficiency furnace and boiler for hydronic floor heating (basement) and hot water, electric floor heating (kitchen, foyer, ensuite). The garage boasts an infrared 50,000 BTU garage heater, integrated work benches, hot and cold faucet and 220V 60A service for future EV charging. Treated water is obtained through the community water COOP, the house has a carbon filtration, water softener, and pressure tank. A 17KW natural gas powered fully integrated Generac power generator ensures uninterrupted power for the entire home. The property includes a large garden, garden shed, and small greenhouse with a 500-gallon water tank and a cold storage tent next to the house. This property offers the perfect combination of luxury, comfort, and privacy. Whether you're relaxing by the outdoor fireplace, entertaining in the media room, or strolling the scenic walking paths, this home is a retreat from the ordinary. Schedule your private tour today and experience the unmatched charm of Mountain Woods living!

Inclusions:

Generac 17KW Natural gas generator, Starlink Satellite, cell phone booster, Security system and cameras, Carport, Shed, Greenhouse, Green House Water tank, Garage work bench and shelves Garage door openers and remotes(2)

Property Listed By:

Century 21 Bamber Realty LTD.

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











