



THE
A-TEAM

**RE/MAX
FIRST**

192036 DOWNINGS Lane, Rural Foothills County T1S 3G3

MLS® #: **A2188604**

Area: **NONE**

Listing Date: **01/17/25**

List Price: **\$1,299,900**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills**
County: **1999**

Finished Floor Area

Abv Sqft: **1,754**
Low Sqft:
Ttl Sqft: **1,754**

DOM

5

Layout

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

Year Built:
Lot Information
Lot Sz Ar: **152,895 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz: **2**

Access:
Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Gentle Sloping,Landscaped,Many Trees,Pie Shaped Lot,Private,Views**
Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,High Efficiency,In Floor,Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Courtyard,Lighting,Private Entrance,Private Yard**

Construction: **Shingle Siding,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Private,Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`2" x 17`5"	Kitchen	Main	14`1" x 11`1"
Dining Room	Main	15`11" x 11`5"	Breakfast Nook	Main	14`2" x 8`0"
Den	Main	12`3" x 10`1"	Laundry	Main	9`11" x 7`5"
Bedroom - Primary	Main	15`8" x 12`3"	Bedroom	Basement	13`4" x 10`0"
Bedroom	Basement	13`7" x 9`8"	Family Room	Basement	19`2" x 17`6"
Kitchenette	Basement	9`8" x 5`1"	Game Room	Basement	17`5" x 16`3"
Furnace/Utility Room	Basement	24`8" x 11`10"	4pc Bathroom	Main	

3pc Bathroom
Foyer

Basement
Main

8`11" x 5`7"

5pc Ensuite bath
Storage
Legal/Tax/Financial

Main
Basement

14`0" x 7`1"

Title:
Fee Simple
Legal Desc:

9812081

Zoning:
CR

Remarks

Pub Rmks:

Custom Built Walk-out Bungalow in the Exclusive Downings Estates cul de sac. This country home has many fine details - 3500+ sf of living space. READY TO MOVE IN! **West Valley ViewsMountain views**Walk-out basement**3 bedrooms**3 bathroom** Many mature trees & all on a grassed 3.51 acres of land! You'll find impressive design features such as a BIG open foyer, high 9' ceilings, 11' tray ceilings, high-quality hardwood, carpet & tile floors, round drywall corners & many built-ins! The CHEF's kitchen has been appointed with custom raised panel wood cabinet doors, GRANITE, a big country pantry, a dramatic central island with a vented gas cooktop, upgraded built-in stainless steel BOSCH appliances & more. The main floor also features a great central room with a gas fireplace, a formal dining room, a den/office, a full bathroom, and a laundry/mud room. BONUS: A stately primary bedroom with a remodeled 5-piece ensuite, walk-in closet & more west views. The lower-level walkout offers another central family room with a gas fireplace, a big media room with an adjoining storage room, two bedrooms, a full bath, a wet bar or wine-making room, a storage room, and a 28' x 12' utility room. Other notable upgrades include remodeled main floor bathroom, gleaming hardwood floor throughout the main floor, knock-down ceilings, recessed lighting, A/C, central staircase with wood railings, full front verandah, upper 14' x 12' deck with an overhead infrared heater, staircase to lower 18' x 14' concrete patio, 21' x 21' conversation area with fire pit, oversized 30' x 26' two car attached garage with storage and cabinetry. Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!**

Inclusions:
Property Listed By:

Dining room wall mirror
Jayman Realty Inc.

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













