



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128113 530 Avenue, Rural Foothills County TOL 1H0**

MLS® #: **A2188735**

Area: **NONE**

Listing Date: **02/28/25**

List Price: **\$1,250,000**

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: **2014**

Finished Floor Area  
Abv Sqft: **1,379**  
Low Sqft:  
Ttl Sqft: **1,379**

DOM

**10**  
Layout  
Beds: **3 (1 2 )**  
Baths: **2.5 (2 1)**  
Style: **Acreage with Residence,Bungalow**

Lot Information  
Lot Sz Ar: **196,020 sqft**  
Lot Shape:

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

Access:  
Lot Feat: **Cleared,Few Trees,Lawn,Level,Square Shaped Lot**  
Park Feat: **Front Drive,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Septic System**  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

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

Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`9" x 20`11"
Kitchen	Main	15`3" x 14`4"
5pc Bathroom	Main	10`0" x 14`3"
Foyer	Main	5`9" x 10`6"
4pc Bathroom	Basement	6`9" x 9`6"

Room	Level	Dimensions
Dining Room	Main	11`11" x 9`8"
Bedroom - Primary	Main	12`11" x 15`2"
2pc Bathroom	Main	7`3" x 7`3"
Laundry	Main	9`3" x 10`6"
Wine Cellar	Basement	17`11" x 13`10"

**Game Room  
Bedroom**

**Basement  
Basement**

**16`3" x 20`10"  
12`5" x 13`11"**

**Bedroom  
Furnace/Utility Room**  
Legal/Tax/Financial

**Basement  
Basement**

**9`7" x 14`5"  
14`11" x 20`1"**

Title:  
**Fee Simple**  
Legal Desc:

**1211617**

Zoning:  
**Country Residential**

Remarks

Pub Rmks:

**If you are searching for a rural lifestyle, amazing views, peaceful surroundings and fully developed home in pristine condition then you owe it to yourself to visit this wonderful property. Located on a paved road an easy 14 KM drive south of Diamond Valley this awesome home features a heated triple attached garage, open concept main floor design and fully developed walk out basement. As you enter the home you will immediately be impressed by the open atmosphere of the great room with a vaulted ceiling, natural light flooding in from the abundant south facing windows and a beautiful stone faced fireplace. The kitchen is part of the open space and is a chef's delight including quartz countertops, loads of beautiful cabinetry, top quality stainless steel appliances, built in wall oven and microwave, built in dishwasher and five burner gas counter cooktop. Guests will naturally gravitate to the sit up kitchen island with its quartz countertop and pendant lighting while you prepare meals. The dining area is surrounded with windows and features door access to the huge rear south facing deck as well as a separate door to the unique covered, heated and screened outdoor sheltered deck. The large primary bedroom has plentiful windows on two walls to take advantage of the fabulous mountain views. A large walk in closet is featured and the adjoining ensuite is nothing less than spectacular. A double sink vanity, large glassed shower and a huge free standing bath tub is sure to impress and on those chilly mornings enjoy the heated tile floor. Also on the main level is a beautiful powder room near the front entrance. The laundry room is conveniently located in the hall leading to the garage. The open stairway off the entry foyer leads to the fully developed walk out basement with its large recreation room, nine foot high ceiling and door access to the outdoor stamped concrete patio and hot tub. There is a very special place for wine lovers, with a tasting area and a large built in wall wine storage display rack. The basement also includes two good sized bedrooms and a four piece bathroom with a heated tile floor. The home is prewired for a generator, there is a heated water hydrant for live stock and an RV sewer connection to the septic system. Be sure to check out the virtual tour. There are numerous other items that can only be appreciated during a personal visit to this amazing acreage property.**

Inclusions:  
Property Listed By:

**Horse shelter, Hot Tub  
Real Estate Professionals Inc.**

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













