

## 418125 2 Street, Rural Foothills County T1S1A1

MLS®#: A2189179 Area: NONE Listing 01/23/25 List Price: **\$1,299,000** 

Status: **Active** County: **Foothills County** Change: None Association: Fort McMurray

Date:

**General Information** 

Prop Type: Sub Type: Detached City/Town:

2013 Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

**Rural Foothills** Finished Floor Area

County Abv Saft: Low Sqft: Ttl Saft:

242.193 saft

DOM

Layout

Beds: 5 (32) 3.0 (3 0) Baths: Style: 1 and Half

Storey, Acreage with

Residence

Parking

Ttl Park: 8 Garage Sz: 3

Access:

Back Yard, Few Trees, Front Yard, Garden, Pasture, Private, Sloped Down Lot Feat: Park Feat:

Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, Triple

3,056

3.056

**Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Sewer: Mound Septic, Septic System, Septic Tank Ext Feat: Balcony, Covered Courtyard, Lighting, Private

**Entrance, Private Yard** 

Construction:

Cedar, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Cork, Hardwood

Water Source: Well

Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Int Feat: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking

Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

**Utilities:** 

Room Information

Level Level **Dimensions** Room **Dimensions** Room 4pc Bathroom Main 7`4" x 8`9" 5pc Ensuite bath Main 13`3" x 14`4" **Bedroom** Main 12`2" x 12`6" **Bedroom** Main 10`4" x 10`5" **Bedroom - Primary** Main 12`11" x 16`11" **Breakfast Nook** Main 8'6" x 12'11"

Family Room	Main	15`1" x 14`3"	Kitchen	Main	11`8" x 14`0"
Living Room	Main	20`11" x 19`11"	Walk-In Closet	Main	9`10" x 4`11"
Office	Second	36`6" x 14`4"	Media Room	Second	47`2" x 24`0"
3pc Bathroom	Lower	5`0" x 11`9"	Kitchenette	Lower	7`8" x 12`6"
Bedroom	Lower	13`10" x 11`10"	Bedroom	Lower	12`10" x 11`9"
Laundry	Lower	7`10" x 10`4"	Game Room	Lower	11`10" x 42`5"
Furnace/Utility Room	Lower	4`10" x 23`4"			

Legal/Tax/Financial

Title: Zoning: Fee Simple CR

Legal Desc: **0510651**Remarks

Kell

Experience the tranquility of country living with this stunning acreage in the heart of the Foothills situated on 5.56 acres. This beautifully maintained property offers breathtaking views of rolling hills, valleys, open skies and serene landscapes. Amazing 5 bedroom custom built home features a warm, open concept layout with vaulted ceiling, acacia hardwood floors, iron railings, and large west facing windows that flood the home with natural light. Enjoy over 4800 sq. ft of total living space on 3 fully finished levels. An incredibly functional home with 3 bedrooms on the main level. The primary bedroom which boasts a spa-like 5pc ensuite with walk in closet, and a jet tub for two is on the main level just off the kitchen. The 2 junior rooms are spacious and located at the opposite side with a main 4 pc bath in between. The chef-inspired kitchen with granite counter tops, stainless steel appliance, pot filler, and built in pantry is the perfect place to create meals for the family or entertaining guests. The living room has a gas fireplace for a cozy retreat along with an additional east facing family room that's ideal for capturing morning sunrises. Upstairs features an open office space that overlooks the main floor, with built in desk and a perfect reading or hobby area with its massive west facing window for extra natural light. The adjacent oversize media room is perfect for movie night gatherings with a SONO sound system for you to personally hook up and make your own private theatre. A set of French doors leads to a large 2nd-floor balcony from this media area, where you can enjoy seasonal mountain views. The lower walkout features a suspended ceiling, in floor heating, cork flooring , a family room, games area with a custom wet bar/kitchenette, 2 more spacious bedrooms and 3pc bathroom. The commercial grade mechanical room, expansive laundry complete this level. Outside, the paved driveway leads to the attached in floor heated Triple Bay Garage with a 9 foot door that provides plenty of room for oversi

Inclusions: n/a

Pub Rmks:

Property Listed By: CIR Realty

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





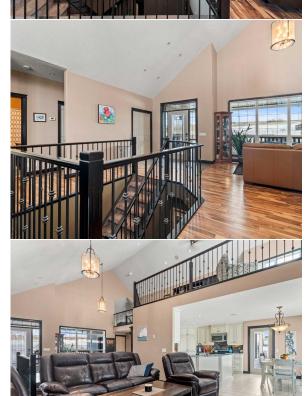




















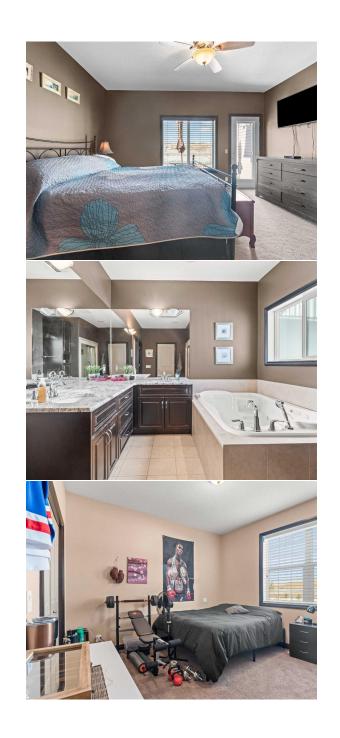






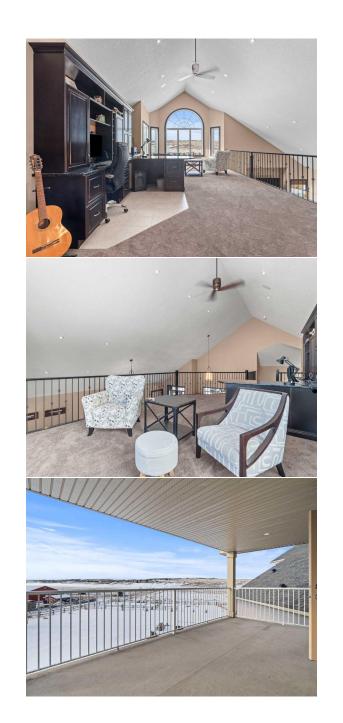


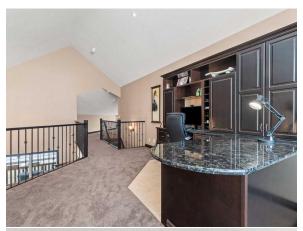












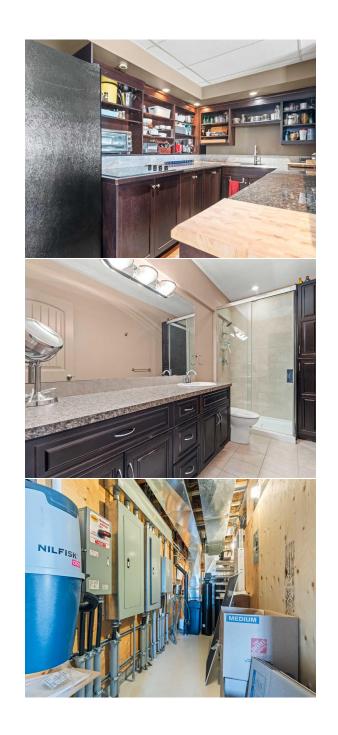






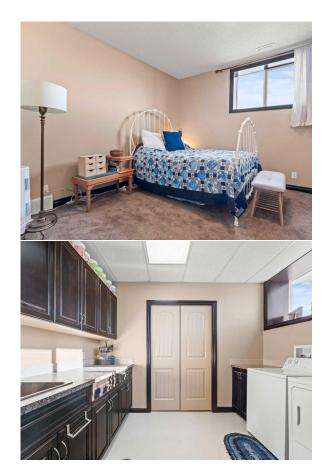






















## 418125 2 St E, Aldersyde, AB

lain Building: Total Exterior Area Above Grade 3056.92 sq ft

