



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**418125 2 Street, Rural Foothills County T1S1A1**

MLS® #: **A2189179**      Area: **NONE**      Listing Date: **01/23/25**      List Price: **\$1,299,000**  
 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: **2013**  
Lot Information  
 Lot Sz Ar: **242,193 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,056**  
 Low Sqft:  
 Ttl Sqft: **3,056**

DOM

**9**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **8**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Yard, Few Trees, Front Yard, Garden, Pasture, Private, Sloped Down**  
 Park Feat: **Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, Triple 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

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

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

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **CR**  
 Legal Desc: **0510651**

Remarks

Pub Rmks: **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 oversized vehicles. Plenty of Additional parking space for RV or Horse Trailer. This acreage property has been set up for the equine lover with a shelter/barn, 2 paddocks and pasture area to the west for horses to graze. This amazing property is conveniently located just mins south west of Okotoks in the picturesque valleys of the Foothills. Book your Private tour today !**

Inclusions: **n/a**  
 Property Listed By: **CIR Realty**

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











