



THE
A-TEAM

**RE/MAX
FIRST**

322043 8 Street, Rural Foothills County T1S3L7

MLS® #: **A2191423**

Area: **NONE**

Listing Date: **01/30/25**

List Price: **\$1,249,900**

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: **1973**

Finished Floor Area
Abv Sqft: **1,847**
Low Sqft:
Ttl Sqft: **1,847**

DOM

2
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **200,376 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat: **Many Trees, Rectangular Lot, Treed**
Park Feat: **Double Garage Attached, Double Garage Detached, Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Dog Run, Fire Pit, Garden**

Construction: **Metal Siding, Wood Frame**
Flooring: **Hardwood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **French Door**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 16`10"
Den	Main	11`0" x 11`4"
Mud Room	Main	9`7" x 5`10"
Family Room	Main	15`8" x 11`3"
Bedroom	Upper	10`8" x 9`9"
3pc Bathroom	Upper	7`8" x 4`11"
3pc Ensuite bath	Upper	7`5" x 7`10"
Bedroom	Basement	11`2" x 11`0"
Game Room	Basement	23`3" x 13`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 9`1"
Dining Room	Main	11`4" x 9`3"
Dining Room	Main	11`7" x 9`0"
2pc Bathroom	Main	5`10" x 4`5"
Bedroom	Upper	10`8" x 9`9"
Bedroom - Primary	Upper	12`6" x 12`2"
Den	Basement	10`8" x 12`3"
3pc Bathroom	Basement	6`8" x 6`8"
Laundry	Basement	19`9" x 14`2"

Storage	Basement	9`5" x 8`9"	Legal/Tax/Financial
Title: Fee Simple		Zoning: CR	
Legal Desc:	9810174		Remarks
Pub Rmks:	<p>Thinking of moving your family to the country but wanting to avoid the long drives to and from Okotoks? Your own personal hobby farm on 4.6 Acres is only 5 minutes south of the Okotoks overpass Okotoks and only a 6 minute drive to Okotoks newest shopping area D'Arcy Crossing. Close enough that groceries can be done before guests arrive, and far enough away from the highway to enjoy the peace and quiet of the Foothills. With multiple renovations over the years, this 4 BEDROOM (plus den) home is perfect for a young family. The living room has room for a sectional and your big screen TV. The white kitchen has many modern finishes, from beautiful countertops, to the stainless steel appliances and concealed hoodfan. Plenty of room in the dining room for family dinners. The family room offers easy access to the deck, and has a WOOD BURNING fireplace with a gas starter. The den could easily be used as a 5th bedroom. Upstairs, you'll find the primary bedroom with 3 piece ensuite, main bathroom and 2 bedroom. The basement has had large windows installed and features a rec room, 4th bedroom, 3 piece bathroom and loads of storage for those seasonal items. No shortage of parking with, with a 2 car ATTACHED GARAGE, and a 2 car DETACHED GARAGE. The land is fenced, and completely ready for horses or other animals; complete with automatic heated horse waterer, barn, THREE PASTURES, and a 70'X100' DOG RUN. It even has a chicken enclosure, it will not get easier than this to live out your hobby farm dreams. Or you can just use the extra space to run around, or set up your own cross country ski track, the options are limitless. Excellent well produces 7gpm.</p>		
Inclusions: Property Listed By:	<p>NA RE/MAX Complete Realty</p>		

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











