



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210070 85 Street, Rural Foothills County T1S 0S9**

MLS® #: **A2191732**

Area: **NONE**

Listing Date: **02/01/25**

List Price: **\$5,990,000**

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: **2008**

Finished Floor Area  
Abv Sqft: **6,825**  
Low Sqft:  
Ttl Sqft: **6,825**

DOM

**66**  
Layout  
Beds: **4 (2 2 )**  
Baths: **7.5 (6 3)**  
Style: **1 and Half Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **265,716 sqft**  
Lot Shape:

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat: **Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Gentle Sloping, Landscaped, Paved, Secluded, Treed, Waterfall Driveway, Quad or More Attached**  
Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Forced Air, Zoned**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **Balcony, Barbecue, BBQ gas line, Built-in Barbecue, Garden, Lighting, Private Entrance**

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

Kitchen Appl: **Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Freezer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Trash Compactor, Warming Drawer, Washer/Dryer, Washer/Dryer Stacked, Water Softener, Window Coverings, Wine Refrigerator**

Int Feat: **Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>21`0" x 20`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>22`0" x 16`0"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>14`5" x 12`0"</b>	<b>Family Room</b>	<b>Main</b>	<b>25`0" x 20`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>26`0" x 16`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>23`0" x 12`0"</b>

Bonus Room	Upper	29`0" x 19`0"	Den	Main	23`1" x 11`10"
Exercise Room	Basement	20`6" x 17`0"	Laundry	Upper	14`3" x 6`2"
Mud Room	Basement	23`9" x 9`6"	Wine Cellar	Basement	11`10" x 11`3"
Game Room	Basement	14`8" x 10`8"	Game Room	Basement	28`6" x 25`0"
Media Room	Basement	20`0" x 19`4"	Bedroom - Primary	Main	27`0" x 19`6"
Bedroom	Upper	23`0" x 16`5"	Bedroom	Basement	15`6" x 14`8"
Bedroom	Basement	13`9" x 13`6"	Hobby Room	Basement	18`0" x 11`9"
2pc Bathroom	Main	7`0" x 5`6"	2pc Bathroom	Basement	5`9" x 5`5"
2pc Bathroom	Basement	5`9" x 4`10"	4pc Bathroom	Upper	19`6" x 9`2"
5pc Bathroom	Upper	27`10" x 12`8"	5pc Ensuite bath	Main	18`8" x 12`0"
5pc Ensuite bath	Main	18`8" x 12`0"	4pc Ensuite bath	Basement	9`0" x 6`6"
4pc Ensuite bath	Basement	9`0" x 6`6"			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** CR  
 Legal Desc: **0513535**

Remarks

Pub Rmks: **Nestled on 6.1 serene acres only 5 minutes to Calgary city limits, this exquisite French Country estate offers an unparalleled blend of luxury and elegance with a stunning mountain view. Culinary enthusiasts will love the chef-inspired kitchen, featuring two oversized islands and integrated built-in appliances. The home boasts a very large dining room, perfect for hosting grand gatherings, and a butler's pantry with a dumbwaiter for seamless service. The expansive primary suite is a true retreat, featuring a cozy fireplace and separate his-and-hers en suites, both with steam showers and spacious walk-in closets. A charming upstairs loft includes its own spacious bedroom, family room, laundry and a spa-like bathroom. The walk-out basement is an entertainer's dream, complete with a wet bar, gym, wine room, and additional butler's pantry. Outdoors, unwind in a private oasis with a tranquil pond, cascading waterfall, and beautiful pergolas. A gated driveway and oversized quadruple garage complete this remarkable property, offering privacy and sophistication at every turn.**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Landan Real Estate**

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























