



THE
A-TEAM

**RE/MAX
FIRST**

354032 80 Street, Rural Foothills County T1S1A9

MLS® #: **A2191909**

Area: **NONE**

Listing Date: **02/03/25**

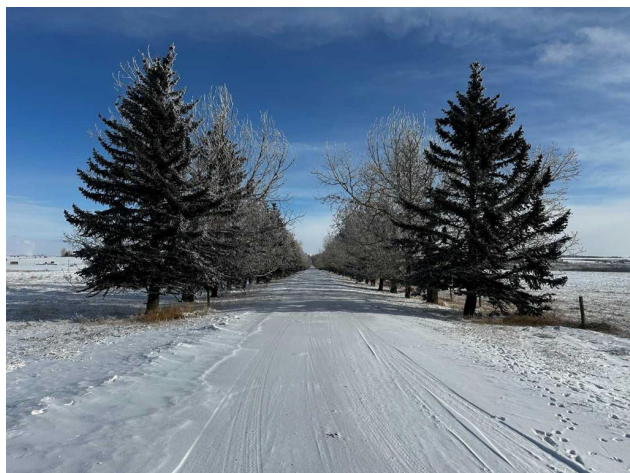
List Price: **\$2,545,000**

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: **1972**

Finished Floor Area
Abv Sqft: **7,125**
Low Sqft:
Ttl Sqft: **7,125**

DOM

69
Layout
Beds: **14 (11 3)**
Baths: **14.5 (14 1)**
Style: **4 Storey, Acreage with Residence**

Lot Information
Lot Sz Ar: **3,404,649 sqft**
Lot Shape:

Parking
Ttl Park: **12**
Garage Sz: **5**

Access:
Lot Feat: **Creek/River/Stream/Pond, Farm, Garden, Landscaped, Lawn, Many Trees, Native Plants, No Neighbours Behind, Pasture, Private, Secluded, See Remarks, Treed, Waterfront**
Park Feat: **Additional Parking, Double Garage Detached, Driveway, Oversized, Parking Lot, See Remarks, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic Field**
Ext Feat: **Balcony, Fire Pit, Garden, Storage**

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

Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	36`2" x 29`5"	5pc Ensuite bath	Main	6`11" x 28`7"
Bedroom	Second	11`2" x 12`1"	Bedroom	Second	13`4" x 12`0"
Bedroom	Second	11`3" x 12`1"	4pc Bathroom	Second	7`8" x 5`11"
3pc Ensuite bath	Second	6`6" x 6`0"	3pc Ensuite bath	Second	6`6" x 6`0"

Bedroom	Second	13`4" x 12`0"	3pc Bathroom	Basement	5`0" x 8`0"
2pc Bathroom	Main		Bedroom	Level 4	14`1" x 14`5"
4pc Ensuite bath	Level 4	5`0" x 7`7"	4pc Ensuite bath	Level 4	11`1" x 17`11"
Bedroom	Level 4	15`9" x 10`11"	4pc Ensuite bath	Level 4	6`9" x 10`8"
Bedroom	Lower	9`4" x 14`7"	4pc Bathroom	Lower	
Bedroom	Lower	9`6" x 10`0"	Bedroom	Lower	28`9" x 21`10"
3pc Bathroom	Lower		Bedroom	Second	12`1" x 11`3"
4pc Bathroom	Second		Bedroom	Second	12`1" x 11`2"
Bedroom	Second	12`0" x 13`4"	3pc Bathroom	Second	6`0" x 6`5"
Bedroom	Second	12`0" x 13`4"	3pc Bathroom	Second	6`0" x 6`6"
3pc Bathroom	Basement	8`0" x 5`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9913471**

Zoning: **DC3**

Remarks

Pub Rmks: **Nestled on 78 sprawling acres along the tranquil Sheep River, 354032 80 Street East Rural Foothills unveils itself as a prime estate, beckoning with its extensive river frontage and panoramic views. The property boasts a stately custom home, 12 bedrooms and 13 bathrooms plus a illegal 2 bedroom 1 bathroom suite, is a testament to craftsmanship and luxury, awaiting personalization to reflect your vision. This idyllic setting, once a cherished venue for weddings and events, now presents a canvas for myriad possibilities. The land's generous proportions and strategic location make it a canvas for development ventures ranging from a luxury residential community, to a rejuvenating resort-style sanctuary or an innovative sustainable living initiative. Amidst this picturesque landscape, privacy harmonizes effortlessly with accessibility, offering a retreat from the hustle of urban life while remaining conveniently reachable. Whether envisioning expansive gardens, small-scale farming, or engaging in equestrian pursuits and recreational activities, the vast expanse of this property invites exploration and fulfillment of diverse passions. The existing shop is ready for all your "pet" projects, or easily converted into a barn for your animals. Alternatively keep the shop and use the properties massive size to build a barn, paddocks, arena, and still have room for a hay field. A rare gem in Okotoks area, this Sheep River Property stands as not just an investment opportunity but a testament to the seamless blend of natural beauty and developmental potential, promising a future limited only by imagination.**

Inclusions: **NA**
 Property Listed By: **RE/MAX First**

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









