



THE
A-TEAM

**RE/MAX
FIRST**

258040 8 Street, Rural Foothills County T1S 3L3

MLS® #: **A2197147**

Area: **NONE**

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

List Price: **\$1,900,000**

Status: **Active**

County: **Foothills County**

Change: **-\$200k, 23-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2012**

Lot Information

Lot Sz Ar: **449,103 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **2,825**
Low Sqft:
Ttl Sqft: **2,825**

DOM

57

Layout

Beds: **6 (3 3)**
Baths: **5.0 (4 2)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Geothermal,Natural Gas**
Sewer: **Septic Field**
Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Cement Fiber Board,ICFs (Insulated Concrete Forms),Manufactured Floor Joist,Stone**
Flooring: **Vinyl**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Bookcases,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`2" x 12`6"	Kitchen	Main	22`4" x 14`6"
Dining Room	Main	20`4" x 13`5"	Bedroom - Primary	Main	15`8" x 13`4"
5pc Ensuite bath	Main		Bedroom	Main	13`6" x 11`3"
Bedroom	Main	15`2" x 11`11"	2pc Bathroom	Main	

2pc Bathroom	Main		4pc Bathroom	Main	
Foyer	Main	16`1" x 14`7"	Office	Main	14`1" x 14`1"
Laundry	Main	11`10" x 9`9"	4pc Bathroom	Lower	
Family Room	Lower	32`11" x 28`7"	Bedroom	Lower	13`7" x 11`2"
Bedroom	Lower	14`9" x 14`1"	Bedroom	Lower	15`2" x 11`10"
4pc Bathroom	Lower		Bonus Room	Lower	18`11" x 18`8"
Storage	Lower	12`0" x 9`10"	Furnace/Utility Room	Lower	10`5" x 8`8"
Legal/Tax/Financial					

Title:		Zoning:	
Fee Simple		CR	
Legal Desc:	0814577		Remarks
Pub Rmks:	Presenting an exquisite bungalow in De Winton, Alberta, offering a harmonious blend of tranquility and convenience on over 10 acres of scenic land. Enjoying close proximity to Calgary and Okotoks, this property seamlessly combines urban sophistication with rural serenity. Boasting 6 bedrooms, versatile living areas, and a gourmet kitchen with upscale finishes, including granite counters and custom cabinetry. The soaring vaulted ceilings, elegant stone fireplace, and expansive deck provide a sophisticated ambiance for gatherings. Enhance productivity in the refined main floor office and luxuriate in the opulent primary suite with a spa-inspired ensuite. Complete with geothermal heating, heated floors, and a meticulous garage upgrade, this energy-efficient home epitomizes both functionality and luxury. Embrace this unparalleled opportunity to acquire your dream residence - schedule a viewing appointment today.		
Inclusions:	None		
Property Listed By:	Optimum Realty Group		

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













