



THE
A-TEAM

**RE/MAX
FIRST**

176014 166 Avenue, Rural Foothills County T1S 0Z7

MLS® #: **A2201154**

Area: **NONE**

Listing Date: **03/15/25**

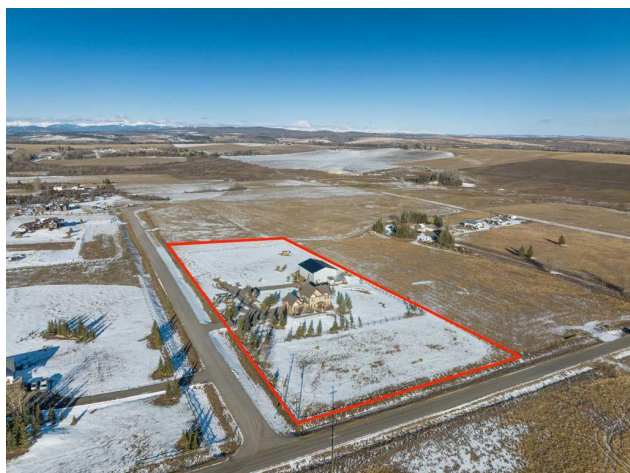
List Price: **\$1,795,000**

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: **2,333**
Low Sqft:
Ttl Sqft: **2,333**

DOM

2
Layout
Beds: **5 (4 1)**
Baths: **4.0 (3 2)**
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **220,849 sqft**
Lot Shape:

Parking

Ttl Park: **25**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Views
Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Oversized, RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
Heating: **High Efficiency, In Floor, Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **BBQ gas line, Garden, Private Entrance, Private Yard, Rain Gutters, RV Hookup, Storage**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Gas Oven, Range Hood, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)**
Utilities: **Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`6" x 13`4"	Kitchen	Main	20`5" x 15`5"
Pantry	Main	5`5" x 3`2"	Dining Room	Main	13`4" x 9`3"
Foyer	Main	9`10" x 4`10"	Mud Room	Main	12`8" x 5`8"

Den	Main	12`11" x 10`11"	2pc Bathroom	Main	5`8" x 4`6"
Bedroom - Primary	Second	15`11" x 12`8"	Walk-In Closet	Second	10`5" x 4`4"
5pc Ensuite bath	Second	11`11" x 8`6"	Bedroom	Second	10`11" x 9`8"
Bedroom	Second	13`6" x 11`11"	Walk-In Closet	Second	5`5" x 3`5"
Bedroom	Second	10`11" x 10`5"	Laundry	Second	6`1" x 5`5"
4pc Bathroom	Second	9`8" x 5`0"	Game Room	Basement	16`11" x 10`9"
Family Room	Basement	17`1" x 12`11"	Bedroom	Basement	19`5" x 11`9"
3pc Bathroom	Basement	10`7" x 5`10"	Furnace/Utility Room	Basement	10`7" x 9`7"
Other	Main	46`9" x 39`5"	Storage	Main	19`0" x 13`11"
Storage	Main	18`11" x 13`11"	Other	Main	19`0" x 18`4"
Loft	Main	46`9" x 19`0"	2pc Bathroom	Main	6`4" x 6`4"
Balcony	Main	18`6" x 4`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
Legal Desc: **0714891**

Remarks

Pub Rmks: **Nestled on 5.07 ACRES of serene land w/BREATHTAKING MOUNTAIN VIEWS, this 2-storey HOME offers 3347 sq ft of developed space, featuring 5 bedrooms, 3 ½ bathrooms, a 3903 Sq Ft SHOP with a commercial car wash, drive-through bay, a mezzanine incl/Game room, gym, + a private balcony. A WELCOME front porch leads into the bright foyer. The main floor is designed for effortless entertaining with an elegant living room showcasing a beautiful 2-way gas fireplace w/stone overlay, which separates the dining room—ideal for hosting guests. The sleek, modern kitchen is a culinary dream incl/White Cabinetry, a White Stone Backsplash, White Appliances, + Stunning GRANITE Countertops. It also features a dedicated coffee station incl/Bar Fridge, a Pantry, + a Breakfast Island. A door leads out to the covered deck, perfect for enjoying outdoor meals while taking in the MOUNTAIN VIEWS. Additionally, a Mud room by the garage door, a Den/Office area provides a quiet retreat for work or study, + a 2 pc bath. The upper floor has the SPACIOUS Primary bedroom incl/Walk-In Closet w/BUILT-IN Shelving + a luxurious 5 pc EN-SUITE featuring Dual sinks, a Jetted Tub, + a Standing Glass Shower. There are 3 more GENEROUSLY sized bedrooms, a 4 pc bath, + a laundry room. The basement is fully finished made for extra living space or a QUIET RETREAT incl/Recreation room, a cozy Family room, a 3 pc bathroom, + the 5th HUGE bedroom. The deck is for lounging on while reading a book or have FAMILY/FRIENDS come over, + a hot tub deck to look up at the starry night. For those in need of space for work, play, or storage, the MASSIVE 3903 Sq Ft shop is a dream come true. The shop has 2 storage rooms, a drive-through bay, + a mezzanine incl/recreation/games area, a gym, + a 2 pc bath. Whether you need room for equipment, vehicles, or hobbies, this shop offers endless possibilities. The shop is also fully equipped incl/high-end features to make your workspace as efficient as possible. It includes a commercial car wash system w/hot water, as well as a separate spotless rinse system. This setup allows you to wash vehicles or equipment professionally, providing a clean finish without water spots. For automotive enthusiasts, the shop is also equipped with a 4-post lift, making it easier to work on vehicles or store them securely off the ground. Additionally, the shop includes a dry pit for drainage water from the shop, which is separate from the septic tank, ensuring proper drainage, + waste management. This feature is an essential component for any serious workshop or garage, ensuring that water runoff does not create any mess or potential issues w/septic systems. Outside, the property is equipped with a chicken coop, a chicken run, an animal run, + a shed for extra storage, making it perfect for those w/Passion for Animals or Gardening. An easy 10 min commute to Calgary, 10 min to Costco, + 10 min to South Calgary Health Centre, + 20 min to Okotoks. BOOK your showing TODAY!**

Inclusions: **A/C Unit, Bar Fridge, 6 Ceiling Fans, Garage Door Opener with 2 Remote Controls, Hoist, Hot Tub, Pressure Washer, Refrigerator X 2, Reverse Osmosis Systems X 3, Washer Machine in Shop, 35 Chickens, 6 Peacocks.**

Property Listed By: **RE/MAX House of Real Estate**

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





