



THE
A-TEAM

**RE/MAX
FIRST**

336260 223 Avenue, Rural Foothills County TOL 0K0

MLS®#: **A2202657**

Area: **Antler Ridge**

Listing Date: **03/16/25**

List Price: **\$1,650,000**

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: **2,338**
Low Sqft:
Ttl Sqft: **2,338**

DOM

2
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **153,766 sqft**
Lot Shape:

Parking

Ttl Park: **10**
Garage Sz: **3**

Access:

Lot Feat: **Landscaped,Many Trees,Views**
Park Feat: **Garage Faces Front,Garage Faces Side,Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	3`8" x 8`6"	5pc Ensuite bath	Main	12`6" x 17`9"
Breakfast Nook	Main	7`11" x 11`1"	Dining Room	Main	14`2" x 17`2"
Foyer	Main	21`6" x 19`0"	Kitchen	Main	18`8" x 19`8"

Laundry	Main	10`0" x 11`10"	Living Room	Main	15`6" x 20`11"
Office	Main	14`1" x 14`2"	Bedroom - Primary	Main	23`7" x 18`8"
Walk-In Closet	Main	8`3" x 7`5"	3pc Bathroom	Lower	10`10" x 9`2"
Bedroom	Lower	19`5" x 14`3"	Bedroom	Lower	12`3" x 11`10"
Game Room	Lower	24`3" x 35`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **CR**
 Legal Desc: **9311771**

Remarks

Pub Rmks: **Stunning Walkout Bungalow on a Picturesque Acreage in Antler Ridge Estates Nestled just 8 minutes south of Bragg Creek, this beautifully designed 3-bedroom, 2.5-bathroom walkout bungalow offers a perfect blend of luxury and nature. Built in 2008, the home sits on a breathtakingly landscaped lot with mature spruce and poplar trees, extensive raised flower beds, and no-maintenance walkways. Step inside to soaring 12-foot ceilings in the front entry and family room, complemented by a stunning stone-faced gas fireplace and expansive southwest-facing windows. Maple hardwood flooring enhances the main floor den and dining room, while elegant tile runs throughout the rest of the level, including the spacious master bedroom with a private ensuite featuring a soaker tub, double sinks, a walk-in closet, and a separate shower. The custom maple kitchen is a chef's dream, offering abundant cabinetry with under-mount lighting, granite countertops, and a two-tiered island. A walk-through pantry, designed by California Closets, leads to the laundry room, mudroom, and an attached triple garage with in-floor slab heating. The lower level boasts 10-foot ceilings, a second stone-faced gas fireplace, two large bedrooms, a full 4-piece bathroom, and a bright walkout leading to a covered deck. Heated floors ensure year-round comfort, with two forced-air furnaces and a boiler system supporting both levels and the garage. Outside, the property is designed for all-season enjoyment. A winding trail offers a long toboggan run in winter, while a large leveled area accommodates an ice rink. A natural spring-fed pond with a stone water feature enhances the backyard's beauty. Extensive sandstone retaining walls complete the stunning landscaping. With multiple no-maintenance decks, a covered front porch for morning sun, and two external level parking areas for boat and trailer storage, this property is a rare gem offering privacy, convenience, and exceptional craftsmanship. Don't miss the opportunity to own this exquisite home in the sought-after Antler Ridge Estates!**

Inclusions: **Kubota BX23 tractor with front end loader, rear backhoe and front blade, garage storage cabinets and work bench, 2nd microwave in basement, garden shed**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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













