



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19 RED WILLOW Crescent, Rural Foothills County T1S 3J7**

MLS® #: **C4295779**

Area: **NONE**

Listing Date: **05/08/20**

List Price: **\$2,495,000**

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: **2015**

Lot Information

Lot Sz Ar: **172,933 sqft**  
Lot Shape:

Access:

Lot Feat: **Private, Rectangular Lot, Rolling Slope, Views**  
Park Feat: **Quad or More Attached**

Finished Floor Area

Abv Sqft: **5,435**  
Low Sqft:  
Ttl Sqft: **5,435**

DOM

**1458**

Layout

Beds: **7 (5 2 )**  
Baths: **8.0 (7 2)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fan Coil, In Floor, Natural Gas, See Remarks**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat:

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

Kitchen Appl: **Dishwasher, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Water Softener, Wine Refrigerator**  
Int Feat: **Bar, High Ceilings, Low Flow Plumbing Fixtures, Skylight(s)**  
Utilities: **Heating Paid For, Phone Paid For, Water Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>23`0" x 17`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 9`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 9`9"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>12`2" x 10`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`5" x 11`6"</b>	<b>Den</b>	<b>Main</b>	<b>11`1" x 10`2"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>11`6" x 4`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>19`4" x 16`10"</b>

Bedroom	Upper	11`0" x 10`9"
Bedroom	Upper	18`11" x 11`4"
Loft	Upper	22`5" x 9`10"
Den	Lower	14`7" x 11`6"
Game Room	Lower	13`2" x 11`8"
Other	Lower	9`8" x 6`3"
Laundry	Lower	8`3" x 5`11"
Furnace/Utility Room	Lower	9`11" x 9`7"
Bedroom	Lower	13`9" x 11`5"
2pc Bathroom	Main	
3pc Ensuite bath	Lower	
3pc Ensuite bath	Second	
4pc Ensuite bath	Second	
5pc Ensuite bath	Main	

Bedroom	Upper	14`1" x 12`0"
Bedroom	Upper	12`8" x 8`0"
Laundry	Upper	5`3" x 5`2"
Family Room	Lower	26`9" x 16`11"
Media Room	Lower	21`11" x 13`0"
Other	Lower	11`1" x 7`3"
Furnace/Utility Room	Lower	13`7" x 12`1"
Bedroom	Lower	14`2" x 13`5"
Workshop	Main	20`6" x 16`0"
2pc Bathroom	Lower	
3pc Ensuite bath	Lower	
3pc Ensuite bath	Second	
4pc Ensuite bath	Second	

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>country residential</b>
Legal Desc:	<b>1012973</b>

Remarks

Pub Rmks:	<b>Occupied, 24 hours notice please, State of the Art Luxury in Dark Sky Country, Red Willow Estates,10 minutes West on HWY 22 X. Large family, enjoy entertaining, this dramatic 2 story Walkout on 3.97 acres with 8,259 sq. ft. developed on 3 levels is for you. Brazilian hardwood, Caesarstone tops, tile, stone, 9 bathrooms, 7 bedrooms with ensuite baths and walk in closets, spectacular main floor master and 2nd floor mother in law/nanny retreat with private balcony. Sparkling 2 island kitchen with top of the line Miele appliances and wrap around pantry with a view. Great room features 22 foot ceilings, stone fireplace, tons of triple glazed windows, glass rails, skylights, glass panels in hallway and balcony, recessed led lighting and accents throughout, built in cabinets everywhere, 3 balconies and walkout patio. Walkout with 2 bedrooms, huge family room, bar, wine room, media room, exercise room and den. Triple attached garage with workshop. High efficiency in floor heating and fan coil cooling throughout including garage. Vendor Financing possible. Listing Realtor related to Seller.</b>
Inclusions:	<b>Dishwasher-Built-In,Garage Control,Garage Opener,Hood Fan,Humidifier-Power (Furnace),Oven-Built-In,Oven-Microwave,Refrigerator,Stove-Countertop Electric,Water Softener,Wine/Beverage Cooler</b>
Property Listed By:	<b>CENTURY 21 BAMBER REALTY LTD.</b>

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











