

\$1,599,900 - 288017 160 Avenue W, Rural Foothills County

MLS® #A2221603

\$1,599,900

3 Bedroom, 3.00 Bathroom, 1,840 sqft
Single Family on 4.15 Acres

N/A, Rural Foothills County, Alberta

Nestled in the coveted community of Priddis, this beautifully maintained 4-acre property offers the perfect fusion of refined country living and urban convenience. Complete with a fully developed walk-out bungalow, an impressive garage/workshop, and a premium 3-stall barn (easily convertible into a workspace or car showroom), this property is ideal for horse lovers, hobbyists, and professionals alike. The well kept bungalow features over 3,500 sq. ft. of developed living space. Upon entry, youâ€™re welcomed by a private office with French doors and custom built-ins. The open-concept main level is filled with natural light and showcases rich hardwood floors that flow through the expansive living room, dining area, and great kitchen. A cozy gas fireplace anchors the living room, while the kitchen impresses with a central island, granite countertops, stainless steel appliances (including a gas cooktop), ample cabinetry, and a walkthrough pantry that connects to the laundry and mudroom. Step out from the dining area onto the expansive upper deck and take in panoramic views of your pastures and stunning barnâ€”an ideal space for morning coffee or evening relaxation. The main level is complete with a luxurious primary retreat, featuring a gas fireplace, private access to the deck, a spacious walk-in closet, and a spa-inspired 5-piece ensuite with in-floor



heating, double vanities, a soaker tub, and a separate glass shower. The fully finished walk-out basement, also with in-floor heating, offers incredible versatility: a large family and rec room with a third gas fireplace, a cozy sitting area, a custom bar with mini-fridge, two additional bedrooms, a full 4-piece bathroom, and an oversized storage room. Car enthusiasts and tradespeople will love the 6-car garage, half of which has been configured into a workshop complete with electric heater, rough-ins for in-floor heating, and extensive cabinetry and shelving. Outside, the equestrian facilities are truly exceptional. You'll find: Three fenced pastures (one with an automatic waterer); A round pen; Two horse shelters; Designated trailer/parking space, A stunning 1035+ sq. ft. barn, constructed with premium materials (replacement value upwards of \$250K). The barn features Hi-Hog stalls, a tack room, feed room, storage space, water hydrant, and a cozy wood-burning stove. Enjoy peaceful mornings and breathtaking sunsets from the private barn deck overlooking the serene landscape. Additional highlights include a seasonal stream with beautiful stonework flowing through the property, complete and perimeter fencing and cross-fencing, Unique Zoning Advantage: This is the only property on the cul-de-sac zoned to allow animal units—setting it apart from all surrounding neighbors. All this, just 20 minutes to South Calgary, 10 minutes to Bragg Creek, and with easy access to Kananaskis Country and the Rocky Mountains. Don't miss out—your perfect acreage lifestyle awaits! (id:6289)

Built in 2002

Essential Information

Listing #	A2221603
Price	\$1,599,900

Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,840
Acres	4.15
Year Built	2002
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	288017 160 Avenue W
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T0L1W2

Amenities

Amenities	Schools, Shopping
Features	Treed, PVC window, French door, Closet Organizers, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	12
Parking	Attached Garage, Garage, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Oven - gas, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Central heating, Other, Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	3
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame

Foundation

Poured Concrete

Listing Details

Listing Office

eXp Realty



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