

\$1,975,000 - 162004 1315 Drive W, Rural Foothills County

MLS® #A2261863

\$1,975,000

3 Bedroom, 4.00 Bathroom, 2,517 sqft
Single Family on 10.40 Acres

N/A, Rural Foothills County, Alberta

Stunning 2004 Custom Cabin in the Heart of the Foothills – private 10.4 Acres! This beautifully designed WALKOUT home is nestled in a park-like setting, ~3 minutes from Priddis GOLF COURSE and offers over 10.4 acres of serene, tree-lined privacy. A true showcase of quality craftsmanship and style across all three levels, this charming 1.5-storey home with a fully finished walkout basement is a rare find. Step inside to discover soaring wood plank ceilings that create a sense of grandeur, complemented by HEATED SLATE TILE FLOORING throughout. The country-style kitchen blends rustic charm with modern touches, featuring a vintage-inspired range, granite countertops, rich wood cabinetry, and a corner pantry. Enjoy the spacious living and dining areas, with access to a large wraparound front deck that’s perfect for entertaining or soaking in the peaceful surroundings. Choose your primary bedroom on the main or upper level – all three bedrooms includes its own private ensuite, designed with spa-like features, in-floor heating, custom tilework, large showers, and walk-in closets. Outside, you’ll find three garden sheds, custom fireplace, woodburning HOTTUB, sweeping views of the rolling hills and forested landscape with private walking trails. Peaceful, private, and only a short drive to Calgary, this is your designer dream home in the



foothillsâ€”a true 5-star retreat just minutes from Priddis. Call TODAY to book your personal VIEWING! A truly One.Of.A.Kind property that can pay for itself and can be passed onto your next generation. (id:6289)

Built in 2004

Essential Information

Listing #	A2261863
Price	\$1,975,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,517
Acres	10.40
Year Built	2004
Type	Single Family
Sub-Type	Freehold

Community Information

Address	162004 1315 Drive W
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T0L1W4

Amenities

Amenities	Golf Course
Utilities	Electricity, Natural Gas
Features	Treed, No neighbours behind, No Animal Home, Gas BBQ Hookup
Parking Spaces	15
Parking	Attached Garage, Gravel, Oversize, Parking Pad, RV
# of Garages	3

Interior

Appliances	Refrigerator, Water purifier, Water softener, Range - Electric, Dishwasher, Microwave, Garage door opener, Washer & Dryer
Heating	Natural gas, Wood Central heating, High-Efficiency Furnace, Other, In

	Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Log
Exterior Features	Garden Area, Landscaped
Construction	Log, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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