

# \$1,995,000 - 316042 160 Avenue W, Rural Foothills County

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MLS® #A2219597

**\$1,995,000**

4 Bedroom, 4.00 Bathroom, 2,583 sqft  
Residential on 13.50 Acres

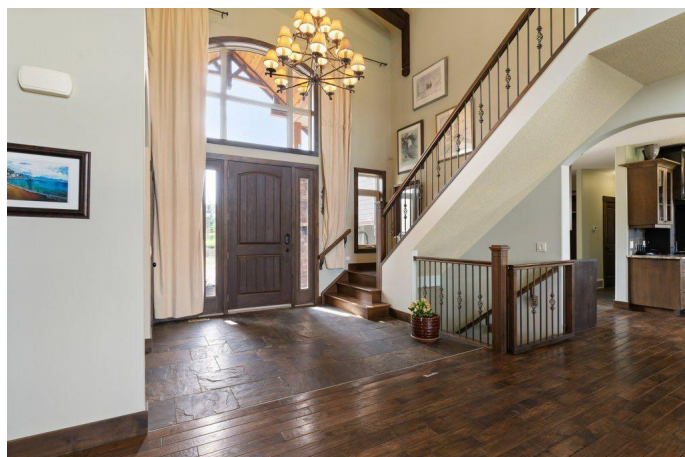
Priddis Creek Estate, Rural Foothills County,  
Alberta

**\*\* OPEN HOUSE \*\*** Saturday, June 21  
1:00-4:00 PM **\*\*** and **\*\*** Sunday, June 22  
2:00-4:00 PM **\*\*** Nestled in the prestigious  
Priddis Creek Estates, this exceptional timber  
frame-style, walk-out bungalow offers the  
perfect blend of rustic charm and modern  
luxury. As you approach the residence, you'll  
immediately note the striking architectural  
details and thoughtful design that harmonizes  
with the surrounding natural landscape.

Step inside to discover soaring ceilings and  
hand-hewn hickory floors that create a warm,  
inviting atmosphere throughout the main level.  
The open concept living space is anchored by  
one of four magnificent fireplaces found  
throughout the home, providing both ambiance  
and comfort. Expansive windows and  
strategically placed skylights bathe the interior  
with natural light while framing picturesque  
views of the surrounding countryside.

The gourmet kitchen flows into dining and  
entertainment areas, ideal for both intimate  
family gatherings and larger social events.  
Custom built-in bookcases and clever storage  
solutions maintain the home's elegant  
aesthetic while providing ample space for  
organization.

A sophisticated office loft offers a quiet retreat



for working from home, while the walkout lower level features high ceilings, creating bright, airy spaces that defy the typical basement feel. The lower level continues the home's commitment to luxury with additional fireplaces and seamless access to the gorgeous outdoor space.

Modern conveniences include energy-efficient in-floor heating, a recently upgraded boiler (3 yrs), comprehensive water treatment system, and on-demand hot water for ultimate comfort and efficiency. The triple garage provides abundant space for vehicles and storage, with room for recreational equipment for all your mountain adventures.

Priddis Creek Estates offers an exceptional community lifestyle with its inviting clubhouse, riding arena and network of walking/biking paths. Enjoy the serenity of country living while maintaining proximity to urban amenities. Golf enthusiasts will appreciate being minutes from the renowned Priddis Greens Golf and Country Club, while outdoor adventurers will treasure the quick access to the majestic Rocky Mountains.

This distinctive property represents a rare opportunity to embrace the coveted foothills lifestyle in one of Alberta's most sought-after communities. Experience the perfect harmony of rustic elegance and contemporary comfort in this extraordinary timber frame home. Contact your favourite REALTOR® today for a private showing.

Built in 2009

## **Essential Information**

MLS® #	A2219597
Price	\$1,995,000
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,583
Acres	13.50
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	316042 160 Avenue W
Subdivision	Priddis Creek Estate
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

### **Amenities**

Amenities	Clubhouse, Picnic Area
Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	3
Waterfront	Pond, Stream

### **Interior**

Interior Features	Bookcases, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Trash Compactor
Heating	Boiler, Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden
Lot Description	Creek/River/Stream/Pond, Many Trees, No Neighbours Behind, Pasture, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	31
Zoning	CR
HOA Fees	40
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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