\$1,900,000 - 316042 160 Avenue W, Rural Foothills County

MLS® #A2219597

\$1,900,000

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

Priddis Creek Estate, Rural Foothills County, Alberta

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 \$1,900,000

Bedrooms 4
Bathrooms 4.00

Full Baths 4

Square Footage 2,583 Acres 13.50 Year Built 2009

Type Residential

Sub-Type Detached

Style Bungalow, Acreage with Residence

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 Double Vanity, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In

Closet(s), Bookcases, Closet Organizers, Granite Counters, Jetted Tub, No Smoking Home, Natural Woodwork, Open Floorplan, Vaulted

Ceiling(s)

Appliances Dishwasher, Microwave, Refrigerator, Window Coverings, Dryer, Garage

Control(s), Gas Range, Range Hood, Trash Compactor, Washer

Heating Boiler, Central, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 4
Fireplaces Gas

Has Basement Yes

Basement Full, Finished, Walk-Out

Exterior

Exterior Features Garden

Lot Description Many Trees, No Neighbours Behind, Creek/River/Stream/Pond, Pasture,

Pie Shaped Lot

Roof Asphalt Shingle

Construction Stone, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025

Days on Market 165

Zoning CR

HOA Fees 40

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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