

\$1,799,900 - 288017 160 Avenue W, Priddis

MLS® #A2221603

\$1,799,900

3 Bedroom, 3.00 Bathroom, 1,840 sqft
Residential on 4.15 Acres

NONE, Priddis, Alberta

Welcome to your equestrian dream property, nestled in the highly sought-after area of Priddis. This beautifully maintained 4-acre property offers the perfect blend of urban living and country charm, complete with a walk-out bungalow, expansive garage/workshop, and a fully equipped 3-stall barn.

The meticulously kept bungalow boasts over 3,500 sq. ft. of developed living space. As you enter, youâ€™re greeted by a private office featuring French doors and custom built-in shelving. The open-concept main living area is bathed in natural light, showcasing gleaming hardwood floors throughout the spacious living room, dining area, and gourmet kitchen. The living room features a cozy gas fireplace and seamlessly flows into the maple kitchen, which is complete with a central island, granite countertops, stainless steel appliances including a gas cooktop, ample cabinetry, and a walkthrough pantry connecting to the laundry/mudroom.

Step out from the dining area onto the expansive upper deck to enjoy picturesque views of your pastures and stunning barn. The main level also hosts a luxurious primary retreat with its own gas fireplace, private access to the back deck, a generous walk-in closet, and a spa-inspired 5-piece ensuite with in-floor heating, double sinks, a soaker tub, and a separate shower.



The fully finished walk-out basement, also equipped with in-floor heating, offers a spacious family and recreation room with a third gas fireplace, a cozy sitting area, a bar with mini fridge, two additional bedrooms, a 4-piece bathroom, and an oversized storage room.

Car enthusiasts and tradespeople will appreciate the impressive 6-car garage, half of which is configured as a workshop featuring an electric heater, plumbed in for in-floor heating, and extensive cabinetry and shelving.

For horse lovers, the outdoor amenities are exceptional. The property includes three fenced pastures (one with an automatic waterer), a round pen, two horse shelters, a designated parking area, and a beautiful 600+ sq. ft. barn. The barn is outfitted with premium Hi-Hog stalls, a tack room, feed room, storage space, a hydrant for easy cleaning, and a wood-burning stove for added comfort.

Additional highlights include:

- A seasonal stream accented with stonework running through the property
- Complete perimeter fencing and cross-fencing
- New hot water tank (2025) and updated water filtration system (2024)
- Regular servicing of all major systems
- Roof replaced approximately 10 years ago

What truly sets this property apart is its unique zoning—unlike the neighboring properties, it is the only one on the cul-de-sac permitted to keep animal units.

Located just 20 minutes from South Calgary, 10 minutes from Bragg Creek, and with easy access to Kananaskis and the Rocky Mountains, this one-of-a-kind acreage offers

the perfect balance of rural tranquility and urban convenience.

Don't miss this rare opportunity to own a fully serviced and thoughtfully designed equestrian property in Priddis!

Built in 2002

Essential Information

MLS® #	A2221603
Price	\$1,799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,840
Acres	4.15
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	288017 160 Avenue W
Subdivision	NONE
City	Priddis
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

Amenities

Parking Spaces	12
Parking	RV Access/Parking, Quad or More Attached
# of Garages	6

Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers,
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	Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Oven
Heating	Central, In Floor, Fireplace(s), Forced Air, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Few Trees, Level, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	1
Zoning	CR

Listing Details

Listing Office	eXp Realty
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