



1 Priddis Creek Drive Rural Foothills County Alberta

\$1,365,000

If you are looking for room for horses, travel trailer storage and the freedom of Alberta blue skies, this is it! At just under 16 acres in Priddis Creek Estates, this 3 bedroom, 2 bathroom walkout bungalow has almost 2000sqft of living space with a massive fenced in backyard and pastures beyond. This immaculate bungalow features a large eat in kitchen, a formal living room with wood burning fireplace, and a formal dining room with passthrough from the kitchen. The floor to ceiling windows welcome amazing views of Alberta's beautiful rolling hills, bringing nature into the living spaces. Down the hall, there are 3 good sized bedrooms with an ensuite off the primary. Both bathrooms have been recently updated. Downstairs includes a large recreation room with another wood burning fireplace, a den with closet and a quiet office space with a plethora of built in shelves. The lower level also features direct walkout access to the lower patio and walkway to your fire pit, for those starry foothills' nights. Your fenced in backyard provides a garden, three dog kennels, upper deck and lower patio and still has plenty of room to suit your needs. Beyond your backyard you have a children's playhouse, two animal shelters, multiple pastures that have been used to board horses, a creek and a pond. On top of the oversized heated double attached garage there is also a massive 40' X 30' shop with 13' ceilings. At the front of the property there are three 20' sea containers and an RV parking pad, whether you use them yourself for storage or entrepreneurial enterprises the choice is yours. Beyond your own property Priddis Creek Estates features a shared pond, clubhouse, pasture, baseball diamond, riding corral and a playground. All this and yet right at the edge of the city: 12 minutes to city limits, 15 minutes to stoney interchange, 20 minutes to Shawnessy shopping centre, 25 minutes...

Den 10.83 Ft x 12.17 Ft

Recreational, Games room 21.83 Ft x 20.42 Ft

4pc Bathroom 6.17 Ft x 7.92 Ft

4pc Bathroom 5.00 Ft x 10.33 Ft

Dining room 9.33 Ft x 9.08 Ft

Eat in kitchen 11.58 Ft x 10.83 Ft

Living room 23.42 Ft x 19.33 Ft

Primary Bedroom 11.58 Ft x 14.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bedroom 7.92 Ft x 11.00 Ft

Foyer 11.50 Ft x 6.00 Ft

Bedroom 11.50 Ft x 12.25 Ft