



288017 160 Avenue Rural Foothills County Alberta

\$1,699,900

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, you'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 (on...

4pc Bathroom 13.42 Ft x 4.92 Ft

Other 8.75 Ft x 6.50 Ft

Bedroom 13.42 Ft x 12.42 Ft

Bedroom 16.75 Ft x 17.08 Ft

Recreational, Games room 31.75 Ft x 22.08 Ft

Storage 17.92 Ft x 19.08 Ft

Furnace 9.50 Ft x 16.25 Ft

2pc Bathroom 7.33 Ft x 5.33 Ft

Dining room 14.83 Ft x 11.25 Ft

Foyer 7.83 Ft x 12.67 Ft

Kitchen 15.58 Ft x 12.58 Ft

Laundry room 10.08 Ft x 12.67 Ft

Living room 18.08 Ft x 16.42 Ft

Other 12.67 Ft x 14.42 Ft

Primary Bedroom 12.50 Ft x 20.00 Ft

Other 8.58 Ft x 7.25 Ft a

Listing Presented By:



Originally Listed by:
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