



288035 160 Avenue Rural Foothills County Alberta

\$2,125,000

This SPECTACULAR LIFESTYLE Property is the PERFECT Home!!! Nestled on 4.42 ACRES of SCENIC COUNTRYSIDE in the rolling hills west of Priddis!!! This CUSTOM-BUILT, AIR-CONDITIONED, WALKOUT BUNGALOW has 5 BEDROOMS, 4.5 BATHROOMS, and offers over 4,071 Sq Ft of DEVELOPED LIVING SPACE. It has an OVERSIZED 3-CAR GARAGE with IN-FLOOR HEATING, + a 48'0" X 34'10" HEATED SHOP w/ADDITIONAL 344 Sq Ft WORKSHOP + 3 PIECE BATHROOM + 339 Sq Ft Office/Lounge area w/Kitchenette + 2 pc bath + storage - ideal for business owners, car enthusiasts, or hobbyists. A paved circular driveway with IMPRESSIVE CURB APPEAL welcomes you. The LARGE NORTH-FACING FRONT PORCH provides a peaceful spot to relax, leading inside to a GRAND FOYER opening into a SPACIOUS LIVING ROOM with VAULTED CEILINGS, RICH HARDWOOD FLOORING, a STRIKING STONE GAS FIREPLACE, CEILING SPEAKERS, and MASSIVE WINDOWS flooding the space with NATURAL LIGHT. To your right, off the foyer, is a DEDICATED OFFICE with CUSTOM BUILT-IN CABINETRY-ideal for working from home in style. The CHEF-INSPIRED KITCHEN is equipped with BUILT-IN STAINLESS APPLIANCES, a GAS RANGE, SUB-ZERO FRIDGE, GRANITE COUNTERS, and a CENTRAL ISLAND with SEATING. Adjacent is the DINING AREA, framed by PANORAMIC VIEWS, designed to SEAT LOVED ONES for FAMILY MEALS and special gatherings alike. Just beyond the dining space is a BRIGHT and VERSATILE DEN/SUNROOM-the perfect spot for morning coffee, reading, or quiet conversation. The LARGE SOUTH-FACING COVERED BACK DECK off the living and dining areas offers SUN-DRENCHED VIEWS and seamless indoor-outdoor flow. With a BBQ GAS LINE, it's ideal for SUMMER BBQs or relaxing. The SPACIOUS PRIMARY SUITE is a private retreat with a 5 pc SPA-LIKE ENSUITE featuring a DEEP SOAKER TUB, SEPARATE SHOWER, DUAL VANITIES, and a WALK-IN CLOSET. The EN-SUITE, along with the second main-floor bathroom, features HEATED FLOORING for add...

Family room 13.92 Ft x 12.33 Ft

Recreational, Games room 18.00 Ft x 13.83 Ft

Furnace 20.25 Ft x 10.25 Ft

Living room 18.00 Ft x 15.25 Ft

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Listing Presented By:



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Recreational, Games room 14.58 Ft x 13.67 Ft

Media 18.83 Ft x 13.92 Ft

Bedroom 11.58 Ft x 11.42 Ft

Other 10.33 Ft x 4.92 Ft

Bedroom 11.50 Ft x 10.58 Ft

Other 10.67 Ft x 6.17 Ft

Other 10.58 Ft x 10.00 Ft

4pc Bathroom 11.33 Ft x 8.00 Ft

Kitchen 13.67 Ft x 12.00 Ft

Dining room 11.00 Ft x 10.00 Ft

Primary Bedroom 18.33 Ft x 13.92 Ft

Other 11.33 Ft x 4.67 Ft

5pc Bathroom 14.00 Ft x 11.58 Ft

Bedroom 12.42 Ft x 9.42 Ft

Bedroom 11.92 Ft x 11.58 Ft