



316042 160 Avenue Rural Foothills County Alberta

\$1,995,000

**** OPEN HOUSE **** Sunday, June 22 2:00-4:00 PM ****** 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. Enjo...

Loft 15.50 Ft x 26.42 Ft

Recreational, Games room 32.33 Ft x 19.17 Ft

Media 11.00 Ft x 16.00 Ft

Bedroom 10.83 Ft x 11.75 Ft

Dining room 12.67 Ft x 13.00 Ft

Kitchen 16.83 Ft x 20.33 Ft

Breakfast 13.08 Ft x 7.67 Ft

Pantry 7.17 Ft x 10.92 Ft

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Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.diane-richardson.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Bedroom	14.08 Ft x 19.00 Ft	Laundry room	9.67 Ft x 12.00 Ft
Bedroom	15.25 Ft x 19.92 Ft	3pc Bathroom	5.50 Ft x 8.50 Ft
4pc Bathroom	4.92 Ft x 10.83 Ft	Foyer	10.25 Ft x 12.50 Ft
3pc Bathroom	10.75 Ft x 6.00 Ft	Primary Bedroom	20.42 Ft x 16.17 Ft
Exercise room	7.67 Ft x 13.58 Ft	5pc Bathroom	14.92 Ft x 12.08 Ft
Living room	22.67 Ft x 21.33 Ft		