



240029 175 Avenue Rural Foothills M.D. AB

\$935,000

Executive/Estate Country Lifestyle at it's Best in Priddis - Hyland Meadows. As you drive up the paved driveway you will feel relaxed due to this beautiful and private 2.1 acres which is landscaped with natural trees and views. This outstanding fully finished walkout bungalow (4800+ sq. ft.) with its open floor plan has it all. At the large main entrance you will notice vaulted ceilings; abundance of natural light and the gleaming hardwood and ceramic floors throughout the main floor. Living room with wet bar and family room with 2 sided fireplace - great for entertaining. Beautiful kitchen (SS appliances and gas cook top) with breakfast nook overlooking the Southwest rear yard. Huge master bdrm with spa like ensuite and walk in closet. Dining room; private office/den and laundry. Large rear upper deck. Walkout basement features 3 additional good sized bedrooms each with separate ensuite; game/recreation rooms w/wood stove. Attached 3 car garage; dble detached garage (20'x24'); RV parking. So much more!! PURCHASE THIS PRIDDIS ACREAGE BY TENDER. ALL OFFERS ARE TO BE DELIVERED TO MAXWELL CANYON CREEK 203, 20 SUNPARK PLAZA SE, CALGARY, AB T2X3T2 ATTENTION DENISE MCLELLAN " PRIDDIS ACREAGE". TENDERS WILL BE ACCEPTED UNTIL 5:00pm ON NOVEMBER 30th, 2018. SELLER RESERVES THE RIGHT TO REJECT ANY OR ALL OFFERS AFTER REVIEWING. ALL BUYERS AGENTS COMMISSIONS PROTECTED. Additional Upgrades: Well report 2014 (flow test); water report 2018. New high end shingles (OC Duration Brownwood), underlay flashing, caps, eavestroughs, and caps installed on home/garage; new awning on the back deck - \$50,000 to complete work. Cistern is 1000 gallons.

Living Room 18'6" x 16'6"
 Family Room 20' x 15'11"
 Kitchen 15'2" x 14'4"
 Breakfast Nook 11' x 10'6"
 Dining Room 13'5" x 12'5"
 Den 13'5" x 13'
 Laundry Room 11'10" x 8'3"

Game Room 21'3" x 16'
 Recreation Room 16'9" x 16'4"
 Kitchen 11'7" x 8'
 Bedroom 17'6" x 12'4"
 Bedroom 16'5" x 12'11"
 Bedroom 19'2" x 14'
 Storage Room 10'2" x 7'1"

Display of MLS® data is deemed reliable but is not guaranteed accurate by the CREB®.



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