



226003 Priddis Valley Road Rural Foothills County Alberta

\$3,950,000

This is a property defined by lifestyle. From the moment you arrive at the secure electric gate and begin the gentle journey down the winding, tree-lined driveway, the outside world quietly fades away. Take a deep breath--what awaits is a rare sense of calm, privacy, and connection to nature. Perched above Fish Creek, this remarkable 7,222 sq. ft. bungalow commands breathtaking views of the creek below, open fields, rolling foothills, and distant mountain vistas. A wraparound deck spanning the south and west sides of the home invites you to fully embrace the outdoors--whether watching wildlife pass by, listening to the soft sounds of the creek, or enjoying sunsets that never disappoint. Step through the dramatic front entrance and you are immediately greeted by soaring vaulted ceilings, a stunning wall of windows, and uninterrupted views beyond. Custom stonework and timeless timber-frame construction define the home's architectural character, creating a seamless blend of natural materials and refined craftsmanship. The expansive living spaces are perfectly designed for entertaining--whether hosting intimate gatherings or larger celebrations, indoors or out. This is a residence where the outdoors is intentionally brought in, offering warmth, scale, and a true sense of place. The gourmet kitchen features a generous dining area, an abundance of cabinetry and counter space, and a beautiful screened summer dining room--ideal for seasonal entertaining. Enhancing the lifestyle experience is an attached pool house complete with a 16' x 30' indoor heated pool, hot tub, games area, and a cozy sitting space with fireplace for year-round enjoyment. The primary retreat features soaring vaulted ceilings, a wood-burning fireplace, and two sets of patio doors leading to the deck and pool area. The luxurious ensuite offers a two-person air tub, double vanities, walk-in shower, and ...

4pc Bathroom 4.92 Ft x 9.92 Ft

Bedroom 17.17 Ft x 15.92 Ft

Recreational, Games room 39.08 Ft x 29.25 Ft

Storage 4.92 Ft x 13.50 Ft

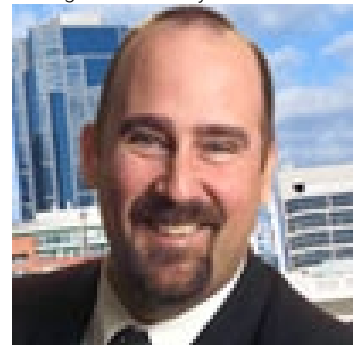
Living room 27.75 Ft x 29.50 Ft

Kitchen 17.25 Ft x 24.33 Ft

Dining room 21.25 Ft x 14.33 Ft

Primary Bedroom 24.92 Ft x 16.83 Ft

Listing Presented By:



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Storage 8.33 Ft x 13.92 Ft
Furnace 20.83 Ft x 13.83 Ft
Furnace 20.92 Ft x 14.17 Ft
Furnace 11.92 Ft x 18.00 Ft
Other 6.75 Ft x 6.83 Ft
Foyer 9.17 Ft x 13.92 Ft

Other 12.00 Ft x 16.67 Ft
Office 21.75 Ft x 21.67 Ft
Laundry room 9.17 Ft x 7.00 Ft
Sunroom 16.92 Ft x 14.08 Ft
Other 9.75 Ft x 14.17 Ft