



258027 166 Avenue Rural Foothills County Alberta

\$1,970,000

Welcome to this absolutely fabulous custom built executive bungalow on 2.83 acres in the prestigious Priddis area of Foothills County. Nearly a brand new build, just finished this year. Luxury acreage living with 4 bedrooms, 3 1/2 bath, 2638 sqft bungalow with 2522 sqft fully finished walkout basement, 42'x25' oversized triple garage plus 850 sqft unfinished loft above the garage. Loaded with unique features including ICF concrete foundation in basement and main floor, triple pane windows throughout, vaulted 18' ceiling plus 10' ceilings on main and 9' ceilings in basement, in-floor heat in garage and mudroom, high-end Fulgor Milano appliances, wood burning stove and huge oversized windows with perfect views throughout. Upon entry the spacious foyer with 15' ceiling leads you into the beautiful open living area with luxury vinyl flooring, 18' vaulted ceiling and cozy wood burning stove. The wall of windows in the living has double patio doors that links to the huge outdoor living space and is perfect for entertaining family and friends. The chef's kitchen with high-end Fulgor Milano appliances with 6 burner gas stove and double oven, double fridge and freezer, microwave drawer, large island with quartz counters and modern open shelving is a wonderful space for the family to gather. The large primary bedroom features a lovely sitting area, 5pc ensuite with heated floors, oversized fully tiled shower, soaker tub, his and hers sinks and perfect handpicked black hardware and lighting. The large walk-in closet also connects to the laundry room with loads of storage room. Further on the main includes a great front office/den with built-in desk and bookshelves, pantry, large mudroom with direct access to the front and garage and has in-floor heat and loads of coat closets. The walkout basement is sure to impress from the lighted stairs to the theater room, bar built-in w...

Loft 42.50 Ft x 20.00 Ft
Recreational, Games room 25.50 Ft x 16.50 Ft
Media 26.50 Ft x 18.50 Ft
Bedroom 13.67 Ft x 11.50 Ft

Kitchen 15.50 Ft x 15.50 Ft
Dining room 18.00 Ft x 10.00 Ft
Living room 23.00 Ft x 16.50 Ft
Den 13.50 Ft x 13.00 Ft

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Listing Presented By:



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Evolve Realty

<http://www.evolverealty.ca>

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Bedroom 23.00 Ft x 14.00 Ft
Bedroom 23.00 Ft x 14.00 Ft
5pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft

Laundry room 11.50 Ft x 11.00 Ft
Primary Bedroom 17.00 Ft x 15.00 Ft
2pc Bathroom .00 Ft x .00 Ft
5pc Bathroom .00 Ft x .00 Ft