



288017 160 Avenue Rural Foothills County Alberta

\$1,599,900

Nestled in the coveted community of Priddis, this beautifully maintained 4-acre property offers the perfect fusion of refined country living and urban convenience. Complete with a fully developed walk-out bungalow, an impressive garage/workshop, and a premium 3-stall barn (easily convertible into a workspace or car showroom), this property is ideal for horse lovers, hobbyists, and professionals alike. The well kept bungalow features over 3,500 sq. ft. of developed living space. Upon entry, you're welcomed by a private office with French doors and custom built-ins. The open-concept main level is filled with natural light and showcases rich hardwood floors that flow through the expansive living room, dining area, and great kitchen. A cozy gas fireplace anchors the living room, while the kitchen impresses with a central island, granite countertops, stainless steel appliances (including a gas cooktop), ample cabinetry, and a walkthrough pantry that connects to the laundry and mudroom. Step out from the dining area onto the expansive upper deck and take in panoramic views of your pastures and stunning barn—an ideal space for morning coffee or evening relaxation. The main level is complete with a luxurious primary retreat, featuring a gas fireplace, private access to the deck, a spacious walk-in closet, and a spa-inspired 5-piece ensuite with in-floor heating, double vanities, a soaker tub, and a separate glass shower. The fully finished walk-out basement, also with in-floor heating, offers incredible versatility: a large family and rec room with a third gas fireplace, a cozy sitting area, a custom bar with mini-fridge, two additional bedrooms, a full 4-piece bathroom, and an oversized storage room. Car enthusiasts and tradespeople will love the 6-car garage, half of which has been configured into a workshop complete with electric heater, rough-ins for in-floor heating, and ...

4pc Bathroom 13.42 Ft x 4.92 Ft

Other 8.75 Ft x 6.50 Ft

Bedroom 13.42 Ft x 12.42 Ft

Bedroom 16.75 Ft x 17.08 Ft

Recreational, Games room 31.75 Ft x 22.08 Ft

Storage 17.92 Ft x 19.08 Ft

Furnace 9.50 Ft x 16.25 Ft

2pc Bathroom 7.33 Ft x 5.33 Ft

Dining room 14.83 Ft x 11.25 Ft

Foyer 7.83 Ft x 12.67 Ft

Kitchen 15.58 Ft x 12.58 Ft

Laundry room 10.08 Ft x 12.67 Ft

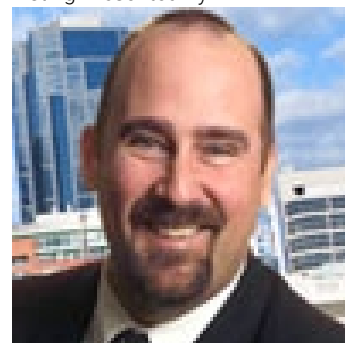
Living room 18.08 Ft x 16.42 Ft

Other 12.67 Ft x 14.42 Ft

Primary Bedroom 12.50 Ft x 20.00 Ft

Other 8.58 Ft x 7.25 Ft a

Listing Presented By:



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