



# 58 Ranchers Hill Road Rural Foothills County Alberta

\$1,349,000

Incredible Location, Large Private Lot, Mountain Views, Executive Walkout, Original Owners, This is it! This executive walkout one & one half story triple car garage home is conveniently located on a large-private 2.98 acre lot near Priddis. The expansive triangular lot is very private & provides endless possibilities for creating a retreat that you can enjoy. This serene countryside home is within a 20 minute drive to south Calgary & 15 minutes to Bragg Creek. The views are incredible & can only be appreciated in person. Like Golf? Priddis Greens is directly across the highway! Heading towards the very end of Ranchers Hill Road, you will discover a freshly oiled asphalt driveway that directs towards the home & accommodates an attached triple car garage with multiple RV parking. This home has been prestigiously taken care of (which is apparent when viewing) & blends modern comforts with the tranquility of nature. Strolling through the main floor you will experience notable features like red oak hardwood flooring (in great shape), an open layout that can be well utilized, a large gas burning fire place for warmth/ambience, a large kitchen that creates a ton of storage, granite countertops, newer appliances, a skylight & plenty more. The main feature to admire is the 180 degree view of the mountains & tree top greenery; this breathtaking view of rolling hills & majestic peaks, creates a seamless connection between indoors & out. The primary bedroom is down the hall on the main floor & can easily fit a king sized bed. The 5 piece ensuite bathroom has his & hers sinks with very nice stone granite counter tops, a steam shower & a jetted tub. There is a small balcony to sip on your morning coffee while enjoying the view & tranquility. On this floor there is also a formal dining room for family gatherings, another bathroom with a standup shower & the laundry/mudroom that ...

Bonus Room 12.00 Ft x 20.17 Ft

Bedroom 12.42 Ft x 14.58 Ft

Bedroom 12.00 Ft x 14.58 Ft

Storage 12.83 Ft x 34.00 Ft

Breakfast 8.00 Ft x 11.42 Ft

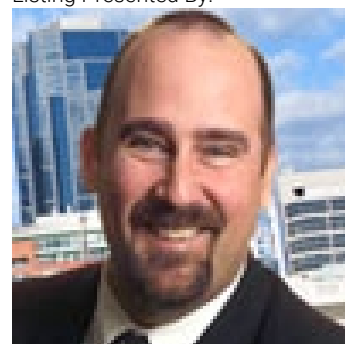
Kitchen 14.00 Ft x 14.50 Ft

Dining room 10.75 Ft x 14.00 Ft

Laundry room 8.42 Ft x 9.08 Ft

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Listing Presented By:



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Century 21 Foothills Real Estate

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4pc Bathroom 8.00 Ft x 10.75 Ft

Recreational, Games room 19.17 Ft x 20.25 Ft

Other 7.75 Ft x 9.08 Ft

Living room 17.50 Ft x 20.83 Ft

Primary Bedroom 13.50 Ft x 16.42 Ft

3pc Bathroom 5.42 Ft x 8.00 Ft

5pc Bathroom 8.75 Ft x 13.50 Ft