

# **\$2,249,900 - 288035 160 Avenue W, Rural Foothills County**

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MLS® #A2237587

**\$2,249,900**

5 Bedroom, 5.00 Bathroom, 2,137 sqft  
Residential on 4.42 Acres

Priddis Woods, Rural Foothills County, Alberta

This SPECTACULAR LIFESTYLE Property is the PERFECT Home! Nestled on 4.42 ACRES of SCENIC COUNTRYSIDE in the rolling hills west of Priddis! This CUSTOM-BUILT, AIR-CONDITIONED, WALKOUT BUNGALOW has 5 BEDROOM, 4.5 BATHROOM and offers over 4,071 Sq Ft of DEVELOPED LIVING SPACE. With an OVERSIZED 3-CAR GARAGE with IN-FLOOR HEATING, PLUS a 48' x 34' HEATED SHOP w/an ADDITIONAL 344 sq ft WORKSHOP + 3-PIECE BATHROOM + 339 sq ft Office/Lounge area w/a kitchenette + 2 pc bath + storage - ideal for business owners, car enthusiasts, or hobbyists.

A paved circular driveway with IMPRESSIVE CURB APPEAL welcomes you. The LARGE NORTH-FACING FRONT PORCH provides a peaceful spot to relax, leading inside to a GRAND FOYER opening into a SPACIOUS LIVING ROOM with VAULTED CEILINGS, RICH HARDWOOD FLOORING, a STRIKING STONE GAS FIREPLACE, CEILING SPEAKERS, and MASSIVE WINDOWS flooding the space with NATURAL LIGHT. To your right off the foyer is a DEDICATED OFFICE with CUSTOM BUILT-IN CABINETRY-ideal for working from home in style.

The CHEF-INSPIRED KITCHEN is equipped with BUILT-IN STAINLESS APPLIANCES, a GAS RANGE, SUB-ZERO FRIDGE, GRANITE



COUNTERS, and a CENTRAL ISLAND with SEATING. Adjacent is the DINING AREA, framed by PANORAMIC VIEWS, designed to SEAT LOVED ONES for FAMILY MEALS and special gatherings alike. Just beyond the dining space is a BRIGHT and VERSATILE DEN/SUNROOM-the perfect spot for morning coffee, reading, or quiet conversation.

The LARGE SOUTH-FACING COVERED BACK DECK off the living and dining areas offers SUN-DRENCHED VIEWS and seamless indoor-outdoor flow. With a BBQ GAS LINE, it's ideal for SUMMER BBQs or relaxing.

The SPACIOUS PRIMARY SUITE is a private retreat with a 5-PIECE SPA-LIKE ENSUITE featuring a DEEP SOAKER TUB, SEPARATE SHOWER, DUAL VANITIES, and a WALK-IN CLOSET. The ensuite, along with the second main floor bathroom, features HEATED FLOORING for added comfort. Two additional bedrooms, a full bath, a 2-PC POWDER ROOM, and MAIN FLOOR LAUNDRY complete this exceptionally well-designed main level.

A METAL AND WOOD RAILING leads down the staircase to the FULLY DEVELOPED WALKOUT BASEMENT. This lower level includes a LARGE FAMILY ROOM, GAMES AREA w/ a POOL TABLE, a FULL WET BAR, TWO MORE BEDROOMS, a FLEX ROOM, a 4-PC BATH, and PLENTY of STORAGE.

You'll also find a dedicated THEATRE ROOM-perfect for movie nights. WALKOUT ACCESS leads to a COVERED PATIO and the beautifully landscaped backyard. The property is PARTIALLY FENCED and serviced with WELL WATER + CISTERN BACKUP, SEPTIC FIELD, and 200 AMP POWER.

This IMMACULATE property perfectly blends LUXURY, FUNCTIONALITY & LIFESTYLE.

Great for families or those seeking privacy, workspace, and BREATHTAKING VIEWS.

Enjoy all this just a short 20-minute drive to

South Calgary, 10 minutes to Bragg Creek,  
and effortless access to Kananaskis Country  
and the Rocky Mountains  
Donâ€™t miss your chance to OWN this  
SPECTACULAR ACREAGE. Book your  
private showing today!!

Built in 2011

### Essential Information

MLS® #	A2237587
Price	\$2,249,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,137
Acres	4.42
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	288035 160 Avenue W
Subdivision	Priddis Woods
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

### Amenities

Utilities	Sewer Connected, Water Connected, Electricity Connected, Natural Gas Connected
Parking	Concrete Driveway, Heated Garage, Oversized, RV Access/Parking, 220 Volt Wiring, Garage Faces Side, Quad or More Detached, Workshop in Garage

### Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Recessed Lighting
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	CR

## Listing Details

Listing Office	RE/MAX House of Real Estate
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