

# \$1,300,000 - 179036 240 Street W, Priddis

MLS® #A2237833

**\$1,300,000**

2 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 18.72 Acres

NONE, Priddis, Alberta

Welcome to your private oasis, where natural beauty meets luxurious living. This incredible 18.72-acre property is being offered for sale for the very first time, a truly rare find just 20 minutes from Calgary. Prepare to be captivated by breathtaking, mountain views and the soothing sound of a creek meandering through the land. This serene escape offers the perfect balance of privacy and accessibility: peaceful country living with close proximity to city amenities. This beautiful A-frame cedar log home, lovingly enjoyed by the same family since the 1970s, is designed for both relaxation and entertaining, featuring an indoor pool perfect for year-round enjoyment. Large windows throughout the home brilliantly capture the stunning vistas, bringing the outdoors in and enhancing that true country-living feel. Beyond the home, the possibilities are endless. This property is a nature lover's dream, boasting not only the calming creek but also a couple of tranquil ponds. Abundant wildlife roams freely amidst the mature trees, dense brush, and open pastures. You'll find plenty of space for gardening, hobby farming, or simply enjoying the expansive open space and fresh air. Adding to the property's unique charm and rich history is an early 1900s train caboose. This piece of history would make a fun playhouse for kids or a fantastic hobby space for adults! Don't miss the opportunity to own this unique acreage with unparalleled views and lifestyle features rarely found so close to Calgary.



Built in 1971

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2237833                         |
| Price          | \$1,300,000                      |
| Bedrooms       | 2                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,085                            |
| Acres          | 18.72                            |
| Year Built     | 1971                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 179036 240 Street W |
| Subdivision | NONE                |
| City        | Priddis             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T0L 1W4             |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 10   |
| Parking        | Parking Pad, Triple Garage Detached          |
| # of Garages   | 3  |
| Waterfront     | Creek, Stream                                |
| Has Pool       | Yes  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, See Remarks, Vaulted Ceiling(s), Sauna |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings                                       |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |

|                 |  |
|-----------------|--|
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 2  |
| Fireplaces      | Basement, Living Room, Wood Burning, Bedroom, Brick Facing |
| Has Basement    | Yes  |
| Basement        | Finished, Full, Walk-Out                                   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard  |
| Lot Description   | Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn, Many Trees, Private, See Remarks, Treed, Brush, Few Trees, Native Plants, Pasture, Rolling Slope, Sloped, Sloped Down, Views, Wetlands |
| Roof              | Cedar Shake   |
| Construction      | Cedar, Log  |
| Foundation        | Poured Concrete   |

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 10th, 2025 |
| Zoning      | CR              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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