



**GRASSROOTS**  
REALTY GROUP

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**316042 160 Avenue W**  
**Rural Foothills County, Alberta**

**MLS # A2219597**



**\$1,825,000**

<b>Division:</b>	Priddis Creek Estate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,583 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	13.50 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Many Trees, No Neighbours Behind, Pasture, Pie S		

**Heating:** Boiler, Central, Natural Gas

**Water:** Well

**Floors:** Carpet, Hardwood

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 22-4-5-W34

**Exterior:** Composite Siding, Stone

**Zoning:** CR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Nestled in the prestigious Priddis Creek Estates, this exceptional timber frame-style, walk-out bungalow offers the perfect blend of rustic charm and modern luxury. As you approach the residence, you'll immediately note the striking architectural details and thoughtful design that harmonizes with the surrounding natural landscape. Step inside to discover soaring ceilings and hand-hewn hickory floors that create a warm, inviting atmosphere throughout the main level. The open concept living space is anchored by one of four magnificent fireplaces found throughout the home, providing both ambiance and comfort. Expansive windows and strategically placed skylights bathe the interior with natural light while framing picturesque views of the surrounding countryside. The gourmet kitchen flows into dining and entertainment areas, ideal for both intimate family gatherings and larger social events. Custom built-in bookcases and clever storage solutions maintain the home's elegant aesthetic while providing ample space for organization. A sophisticated office loft offers a quiet retreat for working from home, while the walkout lower level features high ceilings, creating bright, airy spaces that defy the typical basement feel. The lower level continues the home's commitment to luxury with additional fireplaces and seamless access to the gorgeous outdoor space. Modern conveniences include energy-efficient in-floor heating, a recently upgraded boiler (3 yrs), comprehensive water treatment system, and on-demand hot water for ultimate comfort and efficiency. The triple garage provides abundant space for vehicles and storage, with room for recreational equipment for all your mountain adventures. Priddis Creek Estates offers an exceptional community lifestyle with its inviting clubhouse, riding arena and network of walking/biking paths. Enjoy the serenity

of country living while maintaining proximity to urban amenities. Golf enthusiasts will appreciate being minutes from the renowned Priddis Greens Golf and Country Club, while outdoor adventurers will treasure the quick access to the majestic Rocky Mountains. This distinctive property represents a rare opportunity to embrace the coveted foothills lifestyle in one of Alberta's most sought-after communities. Experience the perfect harmony of rustic elegance and contemporary comfort in this extraordinary timber frame home. Contact your favourite REALTOR® today for a private showing.