



GRASSROOTS
REALTY GROUP

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**178027 229 Street W
Priddis, Alberta**

MLS # A2221817



\$3,500,000

Division:	Priddis		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,828 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Driveway, Heated Garage, Oversized, Parking Pad, Triple Garage Attached		
Lot Size:	7.00 Acres		
Lot Feat:	Gazebo, Landscaped, Level, No Neighbours Behind, Views		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	22-22-3-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Work Benches and Storage Cabinets in Shop, Decorative McCormick Vintage Tractor, Extra Euroshield Roofing in Shed, 3 Vertical Side Mount Garage Door Openers, Gazebo on the Ridge Area, Shed on Concrete Pad, Windmill, Gym Equipment, Pool Table and accessories, Security System, R O System,		

Executive Estate Overlooking the Priddis Valley – A Rare Opportunity Welcome to this immaculate, custom-built executive home perched on the ridge with unobstructed, panoramic south views of the stunning Priddis Valley. Designed with exquisite European-inspired features and finished to the highest standard, this one-of-a-kind property offers an exceptional blend of luxury, function, and timeless elegance. A winding asphalt driveway welcomes you past a charming pond and windmill to a grand residence showcasing extensive stonework, classic stucco, brass gutters and downspouts, and new shingles (2019)—all contributing to a striking exterior presence. The oversized triple garage offers 13 ft ceilings and in-floor heat, while the 1,600 sq.ft. heated shop with three overhead doors and vaulted ceilings provides ample space for a motorhome, collector cars, or workshop needs. Step inside the dramatic front foyer with soaring 19-ft ceilings and custom-crafted beams. The great room draws you in with its floor-to-ceiling wood-burning fireplace, custom shutters, and a breathtaking wall of windows that frame the valley beyond. A richly appointed den/home office sits just off the entrance, adorned with detailed millwork and built-in cabinetry. The gourmet kitchen is a dream—featuring timeless cabinetry, under-cabinet lighting, a large central island, and ample storage. It opens into a spacious dining nook and an inviting family room, perfect for relaxed evenings and entertaining. The luxurious main floor primary suite offers private deck access, allowing you to enjoy your morning coffee while taking in the serenity of the valley. Additional highlights include: Functional laundry room with thoughtful cabinetry and smart storage solutions Main floor full bath off the mudroom—perfect after working in the garage or garden Upper-level guest retreat

with a large bedroom, bonus room (potential 3rd bedroom), and 3-piece bath Walk-out lower level featuring a home theatre, gym, music studio, wine-tasting room, and optional bedroom space This remarkable estate offers everything you could want—space, craftsmanship, privacy, and views—making it a once-in-a-lifetime opportunity to call this exceptional property home.