



GRASSROOTS
REALTY GROUP

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162004 1315 Drive W
Rural Foothills County, Alberta

MLS # A2261863



\$1,850,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,517 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Front Drive, Garage Faces Front, Gravel Driveway, Insulated, Oversized, Partially Finished | | |
| Lot Size: | 10.40 Acres | | |
| Lot Feat: | Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighboring Properties | | |

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|--------------------|--|-------------------|--|
| Heating: | Central, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas, Wood | Water: | Cistern, Well |
| Floors: | Slate, Tile | Sewer: | Septic System |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | 26-22-4-W5 |
| Exterior: | Cedar, Log, Post & Beam, Wood Frame | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s) | | |
| Inclusions: | NA | | |

Stunning Custom Cabin on private 10.4 acres minutes west of Calgary! This beautifully designed WALKOUT home is nestled in a park-like setting, ~3 minutes from Priddis GOLF COURSE and offers over 10.4 acres of serene, tree-lined privacy. A true showcase of quality craftsmanship and style across all three levels, this charming 1.5-storey home with a fully finished walkout basement is a rare find. Step inside to discover soaring wood plank ceilings that create a sense of grandeur, complemented by HEATED SLATE TILE FLOORING throughout. The country-style kitchen blends rustic charm with modern touches, featuring a vintage-inspired range, granite countertops, rich wood cabinetry, and a corner pantry. Enjoy the spacious living and dining areas, with access to a large wraparound front deck that's perfect for entertaining or soaking in the peaceful surroundings. Choose your primary bedroom on the main or upper level—all three bedrooms includes its own private ensuite, designed with spa-like features, in-floor heating, custom tilework, large showers, and walk-in closets. Outside, you'll find three garden sheds, custom fireplace, woodburning HOTTUB, sweeping views of the rolling hills and forested landscape with private walking trails. Peaceful, private, and only a short drive to Calgary, this is your designer dream home in the foothills—a true 5-star retreat just minutes from Priddis. Call TODAY to book your personal VIEWING! A truly One.Of.A.Kind property that can pay for itself and can be passed onto your next generation.