



GRASSROOTS
REALTY GROUP

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154098 183 Avenue W
Rural Foothills County, Alberta

MLS # A2268643



\$1,695,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,009 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Dr		
Lot Size:	15.39 Acres		
Lot Feat:	Few Trees, Front Yard, Gentle Sloping, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-22-2-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: n/a

A rare opportunity to own 15.77 acres just past the city limits—only 12 minutes from Shawnessy and 7 minutes to the South Ring Road. This gently sloping property rises to a beautiful high point where the spacious walkout bungalow is situated, capturing lovely mountain and valley views from the home and a city view from the upper portion of the land. Surrounded by other attractive acreages and estate homes, including Red Willow Estates, this sought-after Priddis corridor location offers peace, privacy, and enduring value. The land provides ample space for horses, a future shop, or possible, potential subdivision (seller does not guarantee this) as it would be subject to MD application and approval. The home itself is solid and well-built, offering an excellent layout ready for renovation and personalization. The large kitchen enjoys mountain views, a cooktop island, four newer windows, above average amount of storage, and a built-in desk area. A few steps down, the living room features a stone-faced wood-burning fireplace and city views through its large windows. The primary bedroom includes a walk-in closet and 5-piece ensuite with a soaker tub, while the main-floor laundry offers a convenient sink and access to the double car attached, drywalled garage. The walkout lower level includes three additional bedrooms—two large rooms and a third bedroom with a closet and under-stair storage, making it ideal as an office or hobby space. A spacious workshop and utility area houses two newer hot water tanks (2017 & 2018) and enough space for multiple projects. With an excellent well (10+ GPM), a solid structure, and a prime location, this property represents a truly rare offering—a large, private acreage close to the city with exceptional potential to create the home and lifestyle you desire.

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