



**162004 1315 Drive W
Rural Foothills County, Alberta**

MLS # A2283995



\$1,760,000

Division:	NONE	
Type:	Residential/House	
Style:	2 Storey, Acreage with Residence	
Size:	2,517 sq.ft.	Age: 2004 (22 yrs old)
Beds:	3	Baths: 3 full / 1 half
Garage:	Front Drive, Garage Faces Front, Gravel Driveway, Insulated, Oversized, Park	
Lot Size:	10.40 Acres	
Lot Feat:	Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbo	

Heating:	Central, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Natural	Water: Wood	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 cabin 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 include their own private ensuites, designed with spa-like features, in-floor heating, custom tilework, large showers, and walk-in closets. Outside, you'll find three garden sheds, a 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.