



GRASSROOTS
REALTY GROUP

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288145 160 Avenue W
Rural Foothills County, Alberta

MLS # A2284792



\$1,820,000

Division:	Priddis Woods		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,159 sq.ft.	Age:	1994 (32 yrs old)
Beds:	7	Baths:	3
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insu		
Lot Size:	4.13 Acres		
Lot Feat:	Landscaped, Many Trees, Native Plants, No Neighbours Behind, Private, See		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: Well

Floors: Carpet, Hardwood, Tile

Sewer: Septic System

Roof: Tile

Condo Fee: -

Basement: Full

LLD: 36-22-4-W5

Exterior: Brick, Stucco

Zoning: CR

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Words cannot describe the view from this beautiful walk out bungalow in Priddis Woods. Mountains, mountains and more mountains! Artists and photographers of all abilities will be unable to take their eyes away from one of nature's finest displays of Southern Alberta. This is truly a special location. A home for the most discerning buyer. Sunshine highlights the gleaming hardwood floors .. and of course the view. A beautiful sunroom ..to gaze at the view. a wall of windows in the living room and dining room catch.. yes the view. Three large bedrooms upstairs 2 of which have .. you guessed it .. the views. Walking down the circular staircase to the large family room you eyes immediately go to.. the view! Another three bedrooms on lower level .. and yes of course they have views, underfloor heating throughout this level and a stair to the attached triple garage which also has underfloor heating. Garage also has access from upper level. Carpet recently replaced. This property has towering spruce trees, sunshine and although you do have neighbours you can imagine yourself in your own private space with no-one around. A walking pathway around the community encourages strolls through nature. If you are looking for that very special place you must come and see this property. Oh .. and did I mention the views??