



**242117 1280 Drive W  
Priddis, Alberta**

**MLS # A2133921**



**\$2,550,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	5,271 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, C		
<b>Lot Size:</b>	9.51 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Many Trees, Secluded, Views		

<b>Heating:</b>	Natural Gas, Zoned	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Post & Beam, Stone, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance, Steam Room, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Windows		
<b>Inclusions:</b>	Dining Room Table w/ Chairs, Pool Table, Hot Tub		

Nestled in picturesque Priddis, this exceptional Craftsman style bungalow epitomizes luxurious living, showcasing bespoke finishes at every corner and spectacular woodland views of its 9.51 acres with the towering Rockies in the distance. Despite its palatial size, the rooms exude warmth and intimacy, perfect for family gatherings, grand celebrations or corporate retreats. Upon stepping through the stunning 9-foot solid wood doors with forged iron handles, a tantalizing glimpse of the impeccable artisanal workmanship is revealed. Entertain with grace in the dining room beneath vaulted ceilings and surrounded by fir columns, framed by the breathtaking mountain backdrop. A stunning double-sided limestone fireplace graces the living room, offering panoramic views. On the opposite side of the fireplace is the kitchen, making this area of the home the natural gathering space. This culinary haven boasts state-of-the-art appliances by SubZero, Miele and Viking including a steam oven, wine fridge and 6-burner gas range, tailor-made wood cabinets with a glass fronted display hutch, copper hood fan, granite counters, and secondary prep sink. The expansive curved island invites lively conversations while prepping gourmet meals. An office/den with double doors, huge windows overlooking the pines and a stone feature wall provides a quiet work space. Down the hall is the serene primary bedroom, a luxurious retreat featuring another double-sided fireplace, a sitting area and a vaulted ceiling. Delight in moments of tranquility on the balcony adjoining the the spa-like ensuite, savouring morning coffee amidst nature's beauty. A large walk-in closet is divided into two spaces and contains its own washer/dryer. The custom designed staircase is an architectural marvel that leads you to a sunlit loft with a 360 degree view of the property and surrounding forest. Descend to the lower

walk-out level to discover a lavish entertainment haven, boasting a sleek wet bar, a movie theatre, games area, cozy family room, and three additional bedrooms accompanied by two well-appointed bathrooms, redefining leisure and relaxation. A bonus room above the attached 4-car garage provides an area for your hobbies or additional living space. You will also find a separate carriage house complete with its own entrance, kitchen, living room, and two bedrooms with ensuites on this floor, making it ideal for guests or live-in caretakers. Step outside to experience unparalleled outdoor living, where a sprawling deck spans the entire rear facade, complete with a gas fireplace for enchanting evenings. A charming wooden pergola stands ready to embrace balmy summer nights, and the fire pit offers an idyllic vantage point to witness the sunset painting the sky over the beautiful Rocky Mountains. Additional features include a fenced garden with raised beds, a barn with two stalls and a tack room constructed with reclaimed wood from a nearby historic building, and a heated workshop with a storage mezzanine.