



242057 209 Street W
Rural Foothills County, Alberta

MLS # A2138560



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,115 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	6.52 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Many		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	35-21-3-W5
Exterior:	Stone, Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, See Remarks, Storage, Tray Ceiling(s)		

Inclusions: N/A

Welcome to your dream retreat near Priddis, just a 15-minute drive from Calgary! Nestled on over 6.5 gated acres, this captivating property offers the perfect blend of natural beauty and modern comfort. You'll be enchanted by a picturesque pond and west-facing views that ensure breathtaking sunsets year-round. The expansive acreage is perfect for those looking to build their dream shop, equestrian enthusiasts and/or creating unique outdoor spaces. The charming walkout bungalow features over 3800 square feet of thoughtfully designed living space. The main level includes a luxurious master suite, while the renovated kitchen boasts brand new appliances. The basement offers two additional bedrooms, ideal for guests or family. Car enthusiasts will love the three-car garage with ample storage and workspace. Enjoy the tranquility of nature from your deck, stroll along the pond, or relax with a coffee in hand. Additional features include two fireplaces, a new roof, and a hot tub hook-up on the lower patio. This pastoral retreat offers quick access to Calgary's amenities, making it the best of both worlds. Don't miss your chance to own this private oasis. Whether you're a nature lover, horse enthusiast, or seeking a peaceful escape, this acreage near Priddis is calling you home. Contact us today to schedule your private viewing!