



**GRASSROOTS**  
REALTY GROUP

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192215 146 Avenue W  
Rural Foothills County, Alberta

MLS # A2211814



**\$2,298,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,530 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	4
Garage:	Driveway, Paved, See Remarks, Triple Garage Attached		
Lot Size:	6.94 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Gazebo, Many Trees, Other, Pasture, Priv		

Heating:	Boiler, In Floor	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Tank
Roof:	Other	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	36-22-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island		

**Inclusions:** Snowblower, Gym Equipment, Home Theatre System (optional), Security Cameras, Samsung Fridge, Stand-up freezer in basement

OPEN HOUSE SUNDAY MAY 25TH 2-4PM. Nestled in the heart of Priddis, this stunning post-and-beam home sits on nearly 7 acres of pristine land, offering jaw-dropping mountain and valley views, abundant wildlife, and complete privacy. This is truly what acreage living dreams are made of. Surrounded by double post-and-rail fencing&mdash;safely banded for horses&mdash;this property is thoughtfully developed for lifestyle and livestock. Enjoy canoeing on your private pond surrounded by wildlife. Relax by a trickling stream, 3-tier waterfall and pond, all fed by a natural spring. An advanced spring-fed irrigation system waters over an acre of garden space, including fully irrigated garden beds (two with protective lids), all safely enclosed within a secure, fenced yard. The land also features three cisterns collecting from the natural spring, heated automatic waterer for livestock, lush deer-resistant perennial gardens all set in dark sky country&mdash;perfect for stargazing. The Home, with over 5500 sq ft of enjoyable living space is built with energy efficiency in mind, it is warm and welcoming and includes an aluminum subfloor system for even distribution of in-floor heating including a dedicated boiler for exterior heated driveway pad. Designed for both comfort and functionality. The home includes 100-amp service (with wiring ready for 150), three gas fireplaces with temperature-controlled backup heat (functional even during power outages) and premium appliances throughout. The show-stopping customized chefs kitchen features integrated Thermador fridge and vent hood, integrated Miele dishwasher, Frigidaire double ovens, Samsung secondary fridge and Bertazzoni 6-burner gas range. Additional home features include Bose Lifestyle sound system (indoor & outdoor), VacuFlo central vac, Home theatre projector & screen, Heated towel rack in primary bath,

Ultra Bath air bubbler tub in second bath and fully enclosed and heated (overhead) sun/multipurpose room. With 28 years of loving stewardship, this rare property has been carefully cultivated and impeccably maintained. Whether you're looking to entertain, homestead, garden, or simply escape to your own private retreat—this acreage offers it all. Come experience the magic of Priddis. This is more than a home—it's a lifestyle.