



**GRASSROOTS**  
REALTY GROUP

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**162046 258 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2212449**



**\$2,374,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,967 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Double Garage Attached, Heated Garage, Insulated, Over		
<b>Lot Size:</b>	2.98 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Fruit		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	29-22-3-W5
<b>Exterior:</b>	Concrete, Stone, Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Deck - BBQ/2 Heaters/3 Electric Screens, Shed, Greenhouse, All TV Mounts & All TV's, Keg Fridge in Basement, Dishwasher in Basement Bar, All in-ceiling speakers & Russound Audio System.

**\*\* Please click on "Videos" for 3D tour and "Brochure" for drone video \*\*** Stunning, fully developed, custom built walkout bungalow nestled in the trees in very desirable Priddis! This stunning executive home features: 5 bedrooms, 4 full bathrooms, almost 6000 sq feet of developed living space, amazing outdoor entertainment space including - wood burning fireplace/power screens/heaters/newer glass railings, lot size - 3 acres including pond/fire pit area/garden/insulated shed, chef's kitchen with walk-in pantry/leathered granite/2 sinks/6-burner gas stove, massive stamped concrete patio, insulated/heated double oversized garage with parking pad/RV power hook up/sports equipment storage room, huge gym with spa including steam room/shower combo, basement craft room/office (custom built-ins), wet bar/temp controlled wine cellar/beer taps with keg fridge, 5 zone in-slab/in-floor heat plus 2 furnaces, Phantom screens, wood burning fireplace on main floor & gas fireplace in basement, under-mount lighting, in-ceiling speakers & built-in audio system and much more! Location can't be beat - paved roads all the way, tucked in a quiet cul-de-sac away from any highway noise, 15 minutes to Calgary & all schools/amenities close by! Original owners - total pride in ownership - move-in ready!