

# \$2,449,900 - 162046 258 Street W, Rural Foothills County

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MLS® #A2212449

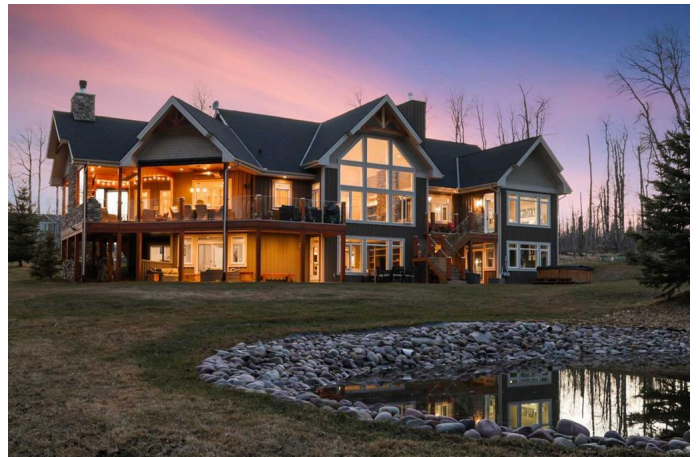
**\$2,449,900**

5 Bedroom, 4.00 Bathroom, 2,967 sqft  
Residential on 2.98 Acres

NONE, Rural Foothills County, Alberta

\*\*\* 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 noise, 15 minutes to Calgary & all schools/amenities close by! Original owners - total pride in ownership - move-in ready!

Built in 2015



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2212449                         |
| Price          | \$2,449,900                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 2,967                            |
| Acres          | 2.98                             |
| Year Built     | 2015                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 162046 258 Street W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 1W2                |

## Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                  |
| Parking        | Double Garage Attached, Oversized, Parking Pad, Additional Parking, Heated Garage, Insulated, Paved |
| # of Garages   | 2                                                                                                   |
| Waterfront     | Pond                                                                                                |

## Interior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | 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 |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Wine Refrigerator, Water Softener                                                                |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                          |
| Cooling           | Rough-In                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                        |

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| # of Fireplaces | 3                                                                               |
| Fireplaces      | Basement, Gas, Living Room, Mantle, Stone, Wood Burning, Outside, Raised Hearth |
| Has Basement    | Yes                                                                             |
| Basement        | Finished, Full, Walk-Out                                                        |

## Exterior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard, Rain Gutters                                                                                                                            |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Gentle Sloping |
| Roof              | Asphalt Shingle                                                                                                                                                              |
| Construction      | Concrete, Stone, Wood Siding                                                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                                                              |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 13            |
| Zoning         | CR            |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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