

\$1,995,000 - 316042 160 Avenue W, Rural Foothills County

MLS® #A2219597

\$1,995,000

4 Bedroom, 4.00 Bathroom, 2,583 sqft
Residential on 13.50 Acres

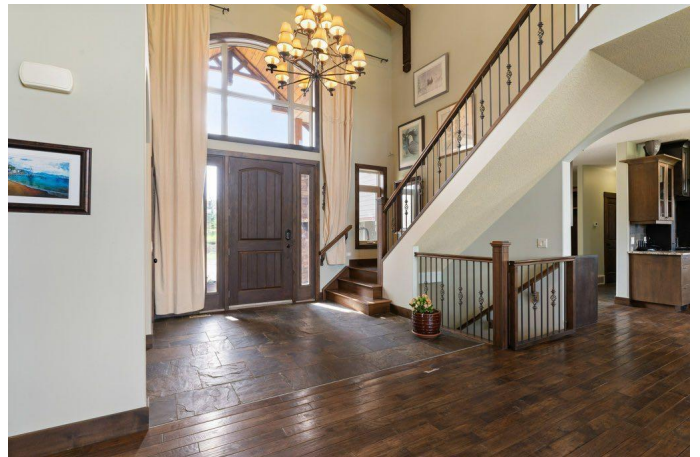
Priddis Creek Estate, Rural Foothills County,
Alberta

**** OPEN HOUSE **** Sunday, June 22
2:00-4:00 PM ****** Nestled in the prestigious Priddis Creek Estates, this exceptional timber frame-style, walk-out bungalow offers the perfect blend of rustic charm and modern luxury. As you approach the residence, you'll immediately note the striking architectural details and thoughtful design that harmonizes with the surrounding natural landscape.

Step inside to discover soaring ceilings and hand-hewn hickory floors that create a warm, inviting atmosphere throughout the main level. The open concept living space is anchored by one of four magnificent fireplaces found throughout the home, providing both ambiance and comfort. Expansive windows and strategically placed skylights bathe the interior with natural light while framing picturesque views of the surrounding countryside.

The gourmet kitchen flows into dining and entertainment areas, ideal for both intimate family gatherings and larger social events. Custom built-in bookcases and clever storage solutions maintain the home's elegant aesthetic while providing ample space for organization.

A sophisticated office loft offers a quiet retreat for working from home, while the walkout lower



level features high ceilings, creating bright, airy spaces that defy the typical basement feel.

The lower level continues the home's commitment to luxury with additional fireplaces and seamless access to the gorgeous outdoor space.

Modern conveniences include energy-efficient in-floor heating, a recently upgraded boiler (3 yrs), comprehensive water treatment system, and on-demand hot water for ultimate comfort and efficiency. The triple garage provides abundant space for vehicles and storage, with room for recreational equipment for all your mountain adventures.

Priddis Creek Estates offers an exceptional community lifestyle with its inviting clubhouse, riding arena and network of walking/biking paths. Enjoy the serenity of country living while maintaining proximity to urban amenities. Golf enthusiasts will appreciate being minutes from the renowned Priddis Greens Golf and Country Club, while outdoor adventurers will treasure the quick access to the majestic Rocky Mountains.

This distinctive property represents a rare opportunity to embrace the coveted foothills lifestyle in one of Alberta's most sought-after communities. Experience the perfect harmony of rustic elegance and contemporary comfort in this extraordinary timber frame home. Contact your favourite REALTOR® today for a private showing.

Built in 2009

Essential Information

MLS® #	A2219597
Price	\$1,995,000
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,583
Acres	13.50
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	316042 160 Avenue W
Subdivision	Priddis Creek Estate
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

Amenities

Amenities	Clubhouse, Picnic Area
Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	3
Waterfront	Pond, Stream

Interior

Interior Features	Bookcases, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Trash Compactor
Heating	Boiler, Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden
Lot Description	Creek/River/Stream/Pond, Many Trees, No Neighbours Behind, Pie Shaped Lot, Pasture
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	39
Zoning	CR
HOA Fees	40
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.