

\$1,099,999 - 74 Priddis Creek Drive, Rural Foothills County

MLS® #A2072662

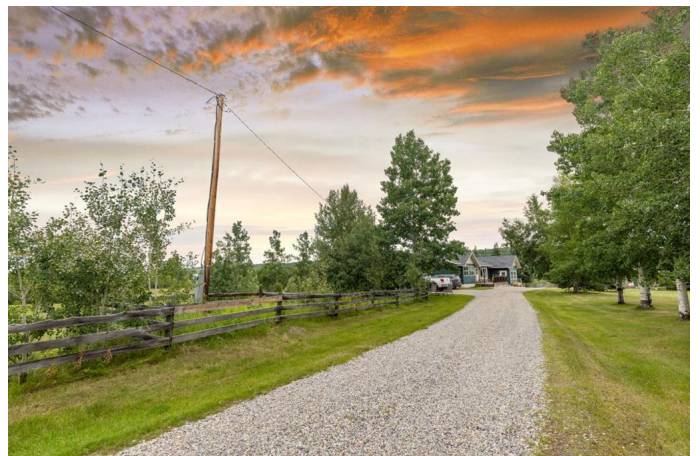
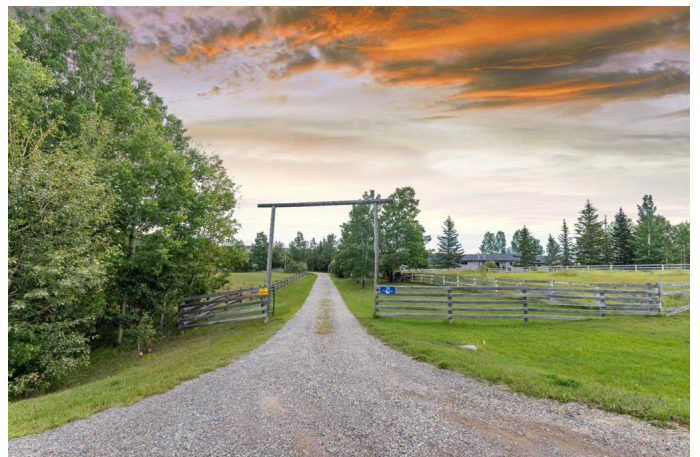
\$1,099,999

3 Bedroom, 3.00 Bathroom, 2,148 sqft
Residential on 15.70 Acres

Priddis Creek Estate, Rural Foothills County,
Alberta

(OPEN HOUSE SATURDAY OCT 21 FROM
11AM-1 PM)

Discover a captivating bungalow in the desirable Priddis Creek Estates community, nestled on 15.7 acres â€” a haven for horse enthusiasts. Fenced and cross-fenced, this property features a 48'x29' powered barn, two stalls, run-in shelters, water hydrant, two automatic waterers, a 60' round pen, and a 60'x40' shop with a 10' overhead door. Framed by panoramic Rocky Mountain and Foothills Valley panoramas from this picturesque home. Inside this 2148 sq ft home boasts 3 spacious bedrooms and 2.5 baths. Enjoy the allure of hand-scraped hardwood and porcelain tile flooring throughout. The primary suite boasts his and hers closets, a 5-piece ensuite, and a garden door opening to the deck with a hot tub. The country-style kitchen with a breakfast bar, dining area, stainless steel appliances, and quartz countertops is a culinary haven. Abundant living space includes a sunlit living room and a generous family room adorned with a cozy stone fireplace. A main-floor laundry room with a wash tub and a dog-friendly mudroom opening to a dog run enhance convenience. Unleash your creativity with the unfinished basement â€” a canvas to craft your dream entertainment area or more. Embrace the outdoors by lush trees and shrubs, the home



exudes privacy. Priddis Creek Estates, an eco-friendly community, beckons with its park, serene pond, and community center. Nature enthusiasts and riders will relish the vast outdoor riding arena, shelter, firepit, and tree-lined trail tracing Priddis Creek. Located minutes from Calgary, Bragg Creek, and Kananaskis Country, seize this opportunity to embrace the enchanting Priddis Creek Estates lifestyle!

Built in 1976

Essential Information

MLS® #	A2072662
Price	\$1,099,999
Sold Price	\$1,050,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,148
Acres	15.70
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	74 Priddis Creek Drive
Subdivision	Priddis Creek Estate
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

Amenities

Parking	Quad or More Detached
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Dog Run, Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Dog Run Fenced In, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2023
Date Sold	November 9th, 2023
Days on Market	87
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	THE REAL ESTATE COMPANY
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