

\$2,300,000 - 162106 1315 Drive W, Rural Foothills County

MLS® #A2081141

\$2,300,000

5 Bedroom, 3.00 Bathroom, 1,979 sqft
Residential on 70.28 Acres

NONE, Rural Foothills County, Alberta

Welcome to your own private paradise with a main residence and an approved second residence that can be rented out or used as a cabin for guests! This stunning 70 acre property is one of the most beautiful acreages in the Priddis and Bragg Creek area. It features a beautiful home with a triple car garage and 5 large bedrooms, a den, large main floor laundry room, 3 bathrooms, 3 fireplaces, and a walkout basement. It is the perfect home for a family looking to escape the city, but close enough to drive in when needed as it is only 15 minutes from the new ring road in Calgary. The main level features a generous front foyer which opens onto a bright and sunny home office area on one side and double French doors leading to a formal dining room and living room on the other side. The kitchen is large and has 2 sides of windows and features Jenn Air appliances, which include: a wall oven, built in Steam oven, 36-inch induction cook top, 36-inch fridge and quiet dishwasher. All of this opens onto a wonderful eating area and family room with a shiplap and stone gas fireplace. There is also a large oversized pantry that is every chef's dream. Other awesome features include a large Primary bedroom with an electric fireplace, a soaker tub, and a spacious walk in shower featuring beautiful travertine tiling. The partially covered full length West and South deck will have you enjoying your



morning coffee with inspiring views of soft and inviting meadows, forests and even the mountains! The main floor laundry room is very functional and bright and includes a Stainless steel laundry sink, 2 closets and a rustic locker area. Unwind after a long day in your downstairs family room which includes another fireplace and a door out to a large concrete west facing patio. The lower level includes 3 spacious bedrooms, a full bathroom, workout area, artist space or secondary kitchen area, and storage. Looking to entertain? Enjoy time spent with family and friends at your private fire pit area. There are multiple biking and horseback riding trails on the property (please see trail overlay in the photos) and it is cross fenced and ready for all your horses. There is an automatic livestock waterer and post and rail corrals as well as numerous horse shelters and storage sheds. This property is located 10 minutes from Kananaskis Country, 15 minutes to Bragg Creek and 25 minutes to the famed West Bragg Creek trails for mountain biking, horseback riding, hiking, and cross country skiing. You have to see it to believe it! Book a viewing today. Please ask your realtor to see extra photos and media. Please do not enter property without an appointment.

Built in 1991

Essential Information

MLS® #	A2081141
Price	\$2,300,000
Sold Price	\$2,045,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,979
Acres	70.28

Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	162106 1315 Drive W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L1W4

Amenities

Parking	Triple Garage Attached
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Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Built-In Oven, Dishwasher, Induction Cooktop, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Bedroom, Electric, Family Room, Gas, Mixed
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Private, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

Additional Information

Date Listed	September 15th, 2023
Date Sold	May 9th, 2024

Days on Market	237
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office TREC The Real Estate Company

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