

# \$875,000 - 192257 146th Avenue W, Priddis

MLS® #A2085918

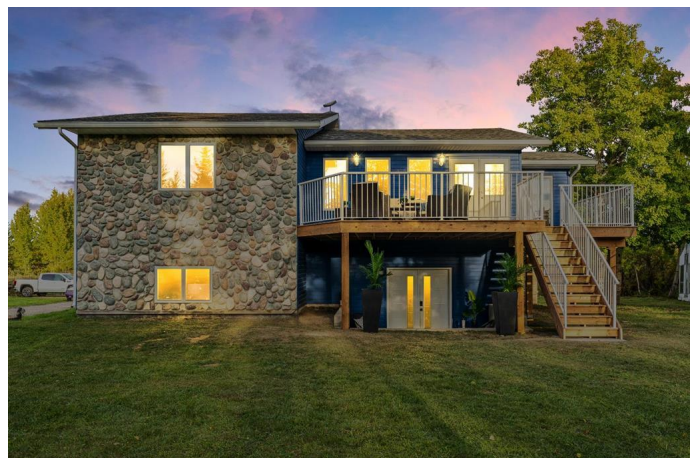
**\$875,000**

6 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 2.69 Acres

NONE, Priddis, Alberta

\* New bathroom installed in basement \*You will be amazed by this stunning Acreage nestled in the foothills of the Majestic Rocky Mountains. Surrounded by rolling hills, breathtaking scenery. This 2.69 acre lot is surrounded on all 4 sides with mature spruce trees, and contains beautiful natural foliage throughout. Enjoy each and every day in absolute tranquility, only 34 minutes to downtown Calgary and 19 minutes to Costco!! It's almost too good to be true! Exploring the vast property you will be in awe of this one of a kind home. The central area of the yard boasts an enormous firepit, where you will enjoy endless cookouts and fun-filled nights with friends and family. Ample room for RV and camper parking! Or just kick back and read a book on a hammock surrounded by tall whispering trees. The grounds also offer a heated 40' x 26' garage/shop, 20' x 12' shed, greenhouse, and kennel--You are ready to start your new life in the country! The functionality and pride of ownership shines through in every aspect of this stunning home. Upon entering you're met with an open floor plan and high vaulted ceilings allowing natural sunlight to pour in from every angle, while offering spectacular living photographs of the tree lined property. Brand new waterproof Luxury vinyl flooring throughout the main area and upgraded stainless steel appliances are ideal for today's modern family. 3 Bedrooms up and 3 Bedrooms down allow for ultimate flexibility, with the primary bedroom boasting a



spacious walk in closet and 3 piece ensuite bathroom. Enjoy sunsets on the beautiful new deck or from the couch in the comfort of your living room. The freshly renovated basement offers endless possibilities with a massive open area that has its own walkout double-door entrance, and 3 more bedrooms! The brand new waterproof flooring continues throughout the entire basement allowing for easy maintenance, strength, warmth and beauty! You truly have to be here to appreciate all this home has to offer! You do not want to miss out! Call now to schedule an appointment or talk to your favourite realtor to book a showing. This home has has numerous upgrades including; new roof 2022, new hot water tank 2018, new well pressure tank 2018, new furnace 2019, new driveway 2021, new basement insulation 2018, new kitchen appliances 2022, new washer and dryer 2021, new deck 2023, new floors 2023, new reverse osmosis filtration 2019, new basement door 2018, new light fixtures 2021/2022, new sump pump 2023, new septic tank pump with new back-up pump installed 2020, and more!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2085918    |
| Price          | \$875,000   |
| Sold Price     | \$850,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,512       |
| Acres          | 2.69        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |                                  |
|--------|----------------------------------|
| Style  | Acreage with Residence, Bungalow |
| Status | Sold                             |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 192257 146th Avenue W |
| Subdivision | NONE                  |
| City        | Priddis               |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T0L 1W2               |

### Amenities

|         |                                                                                                                                                               |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking | Additional Parking, Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Unpaved |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Freezer, Gas Cooktop, Gas Dryer, Gas Oven, Range Hood, Refrigerator, Washer                                                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Separate/Exterior Entry, Finished, Walk-Up To Grade                                                                                                                                 |

### Exterior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Kennel, Private Yard, Storage                                                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Brush, Corner Lot, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Level, Meadow, Native Plants, Private, Secluded, Treed |
| Roof              | Asphalt Shingle                                                                                                                                                    |
| Construction      | Stone, Vinyl Siding                                                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                                                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 19th, 2023  |
| Date Sold      | November 24th, 2023 |
| Days on Market | 36                  |

|          |                           |
|----------|---------------------------|
| Zoning   | RC (Residential Community |
| HOA Fees | 0.00                      |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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