

\$1,725,000 - 252150 2157 Drive W, Priddis

MLS® #A2097363

\$1,725,000

5 Bedroom, 5.00 Bathroom, 2,902 sqft

Residential on 7.33 Acres

N/A, Priddis, Alberta

Discover the enchanting Marquis Ranches, where equestrian elegance meets natural splendour. This captivating 7.33-acre property, surrounded by fenced pastures, is a haven for horse lovers and features a 5350 sq ft walk-out bungalow with 5 bedrooms, 3 full bathrooms and 2 powder rooms. Ride your horses on-site, with ample space to explore the pastures and backcountry trails that grace the nearby landscape, or enjoy your 100'x50' pond, complete with dock and stocked with Rainbow trout.

The striking main floor features a sunny and spacious great room with vaulted ceilings, full height wood burning fireplace and sweeping views of the countryside. You will love the gorgeous modern kitchen featuring solid walnut cabinets, top of the line Thermador appliances, full fridge and freezer and large quartz island with pull up seating. Your family will never tire of the views from your dining room table as you enjoy the year round beauty of the foothills. Extend your living space outside, on the full width, south west facing balcony with wood burning fireplace. The primary bedroom retreat is spacious and relaxing with vaulted ceiling, private balcony, and a luxury walk-in closet. The spa like ensuite washroom has heated floor, an oversized jacuzzi tub and a spacious cedar wood shower. The second main floor bedroom would make the perfect nursery or a stately home office.



Enjoy heated floors throughout your sunny walk-out basement. The large recreation room has a full wet bar and the perfect place for your home gym. The walk-out south west facing patio is ideal for a cozy hot tub. Enjoy an elevated movie night experience in your soundproof media room with theatre seating. There are three spacious bedrooms on the lower level- one with ensuite washroom and walk in closet, the other two have gorgeous built-in wardrobes and storage systems.

The bright and heated 3 car garage has room for all your gear and an additional parking pad is perfect for your horse trailer or mower.

Excellent mechanical systems include a fully treated community water co-op, boiler heating system for in-floor heating and fan coil forced air heat. There's also an instant-on water heater in kitchen, a rainwater harvesting system and central air conditioning for all the main living spaces. The gated and double cross-fenced property has a 16 camera video surveillance system, a horse shelter and tack and feed storage for your equine friends.

Situated near golf courses, hiking and biking, a luxury spa, farmers markets, quaint caf  s and pubs. Great schools, shopping and amenities are just a quick drive away - just 15 minutes to the new Stoney Trail interchange and south side city shopping.

Experience our video tour to truly grasp the essence of this equestrian inspired masterpiece and the extraordinary lifestyle it offers.

Built in 2011

Essential Information

MLS® #

A2097363

Price	\$1,725,000
Sold Price	\$1,670,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,902
Acres	7.33
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	252150 2157 Drive W
Subdivision	N/A
City	Priddis
County	Foothills County
Province	Alberta
Postal Code	T0L 1W0

Amenities

Amenities	None
Utilities	Natural Gas Paid, Electricity Connected, Natural Gas Available, Natural Gas Connected, Heating Paid For, High Speed Internet Available, Phone Connected, Satellite Internet Available, Water Available, Water Connected
Parking Spaces	8
Parking	Driveway, Garage Door Opener, Garage Faces Front, Gated, Heated Garage, Insulated, Oversized, Parking Pad, Triple Garage Attached
Waterfront	Pond

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), WaterSense Fixture(s), Wet Bar,
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Wired for Data, Wired for Sound, Wood Windows

Appliances	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Humidifier, Instant Hot Water, Microwave, Range Hood, Trash Compactor, Warming Drawer, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Boiler, Combination, Fan Coil, In Floor, Forced Air, Hot Water, Zoned
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Gas Starter, Living Room, Mantle, Master Bedroom, Outside, Stone, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Dock, Dog Run, Fire Pit, Garden, Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Lake, Irregular Lot, Landscaped, Many Trees, Pasture, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 14th, 2023
Date Sold	March 6th, 2024
Days on Market	83
Zoning	CR
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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