# \$1,200,000 - 242057 209 Street W, Rural Foothills County

MLS® #A2102076

### \$1,200,000

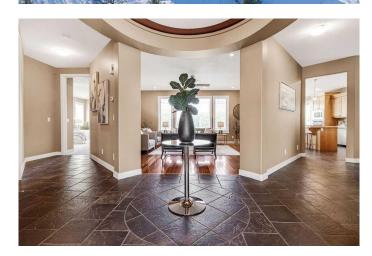
3 Bedroom, 4.00 Bathroom, 2,115 sqft Residential on 6.52 Acres

NONE, Rural Foothills County, Alberta

\*OPEN HOUSE - Saturday Feb 24th -2pm-4pm\* Welcome to your dream retreat near Priddis and only a 15 minute drive from Calgary! Nestled on a sprawling 6.5+ acres of pristine land, this captivating acreage offers the perfect blend of nature's beauty and modern comfort. With its prime location, just minutes away from Calgary's edge, you can experience the tranquility of country living without sacrificing urban convenience. As you enter the property, you'll be greeted by the enchanting sight of a picturesque pond, a serene backdrop that enhances the property's allure. This west-facing orientation ensures breathtaking sunsets and a calming ambiance year-round. The vast acreage provides ample room for equestrian enthusiasts to keep horses or for those with a vision to create unique outdoor living spaces, limited only by your imagination. The crown jewel of this estate is the charming walkout bungalow with over 3800 sf of developed living space, thoughtfully designed to optimize both living and entertaining spaces. The main level features a luxurious master bedroom with a delightful ensuite, providing a private oasis for relaxation. The basement offers two additional well-appointed bedrooms, perfect for quests or family members. Whether it's spending quality time in the expansive living areas or hosting gatherings, this home caters to your every need. Car enthusiasts and hobbyists will







delight in the three-car garage, offering ample storage and workspace for your projects and vehicles. Imagine waking up to the beauty of nature, strolling along the pond's edge, or enjoying the peace and quiet on your deck as you sip your morning coffee. Other features are brand new kitchen appliances, 2 fireplaces, a new roof and a hot tub hook up on the lower patio. Embrace the best of both worlds â€" a pastoral retreat with quick access to all the amenities Calgary has to offer. Don't miss this opportunity to own your very own private oasis in the heart of Alberta. Whether you're a nature enthusiast, a horse lover, or simply seeking a tranquil escape from the city bustle, this acreage near Priddis is calling you home. Contact us now for a chance to experience this remarkable property in person and make your dream lifestyle a reality!

#### Built in 2003

#### **Essential Information**

MLS® # A2102076 Price \$1,200,000

Sold Price \$1,150,000

Bedrooms 3

Bathrooms 4.00

Full Baths 2 Half Baths 2

Square Footage 2,115

Acres 6.52

Year Built 2003

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Sold

## **Community Information**

Address 242057 209 Street W

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S 2Y5

#### **Amenities**

Parking Spaces 3

Parking Triple Garage Attached

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings,

Kitchen Island, See Remarks, Storage, Tray Ceiling(s)

Appliances Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Cooktop,

Microwave, Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 2
Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac,

Many Trees, Meadow, Private, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed January 17th, 2024

Date Sold March 5th, 2024

Days on Market 48
Zoning CR

HOA Fees 0.00

## **Listing Details**

Listing Office Real Broker

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