

\$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 guests 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 – 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
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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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