

\$1,199,000 - 47 Priddis Creek Drive W, Rural Foothills County

MLS® #A2114968

\$1,199,000

3 Bedroom, 3.00 Bathroom, 1,180 sqft
Residential on 14.62 Acres

Priddis Creek Estate, Rural Foothills County,
Alberta

Must Watch Video! Welcome to the highly sought-after community of Priddis Creek Estates, where you will find this stunningly renovated farmhouse-style bungalow situated on nearly 15 acres of land. Surrounded by lush trees and mature vegetation, including a pasture and horse shelter, this property offers endless opportunities for outdoor activities throughout the year. Access to this fully renovated home is granted through an automatic private gate, ensuring your privacy and security.

This exquisite bungalow has undergone a comprehensive modern renovation, virtually returning it to its original structure. The open concept kitchen boasts newer granite countertops and stainless steel appliances, including a gas stove, which seamlessly blend with the engineered hardwood floors in the main living area. The dining space exudes modern sophistication and warmth with its impressive built-in wine fridge and floating shelves. From the living room, you can enjoy the breathtaking views of the pristine surroundings through the oversized windows, or cozy up by the wood-burning fireplace on colder evenings. The primary bedroom serves as a tranquil oasis, featuring double closets, a large window with stunning views, and an incredible 5-piece ensuite with a spacious



stand-up shower and double vanity.

Completing the main floor are another fully renovated modern bathroom and a second bedroom.

The lower level of this home offers a versatile recreation/family room, a designated area for your gym equipment, a third bedroom, another fully renovated 3-piece bathroom, and a spacious laundry/furnace room equipped with a new washer/dryer and water softener.

Outside, you can relish in over 700 sqft of decking that wraps around the north and east sides of the home and provides an ample amount of storage underneath. The south side patio features beautiful stonework, providing the perfect space to soak in the breathtaking views. At the back of the property, you will find an oversized double detached garage, two garden/storage sheds, and a trailer parking pad. The property is fully fenced and landscaped, and you will discover various fruit trees, including apple and pear.

The home has undergone several other updates, including new electrical, plumbing, flooring, fixtures, ceilings, and paint throughout. Additionally, there is new exterior, roof, hardy board siding, doors, windows, air conditioning, new furnace, HWT's, RO, and more.

Furthermore, there is an amazing community area that offers a riding arena, playground, pond, and picnic shelters. The property is conveniently located only 5 minutes from Priddis hamlet, 15 minutes from Calgary south, and 10 minutes from Bragg Creek. This makes it the perfect spot to enjoy the tranquility of nature while still being close to amenities. Don't miss out on this opportunity, call today to book your private showing. This acreage won't

be available for long!

Built in 1973

Essential Information

MLS® #	A2114968
Price	\$1,199,000
Sold Price	\$1,197,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,180
Acres	14.62
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	47 Priddis Creek Drive W
Subdivision	Priddis Creek Estate
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

Amenities

Amenities	Park, Picnic Area, Playground
Parking	Double Garage Detached, Parking Pad, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	In Floor, Forced Air, Wood Stove
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind, Landscaped, Many Trees, Private, Secluded, Wooded
Roof	Asphalt Shingle
Construction	Other, See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 29th, 2024
Days on Market	15
Zoning	CR
HOA Fees	40.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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