

\$1,475,000 - 224249 155 Avenue W, Rural Foothills County

MLS® #A2131348

\$1,475,000

3 Bedroom, 3.00 Bathroom, 2,087 sqft
Residential on 2.99 Acres

NONE, Rural Foothills County, Alberta

Look no further if you have been waiting for a well built, spacious, fully developed walkout bungalow on a private parcel of land with mountain views in a great location! Nestled in groupings of mature trees, next to an Environmental Reserve and containing a lovely small pond, the setting is peaceful, private and relaxing. About 7 minutes west of the Hamlet of Priddis, minutes to the Priddis Green Golf Club and 15 minutes to the SW ring road, this property provides a pristine country living setting but still close to SW Calgary and its amenities. The beautiful home has over 3,500 sq. ft. of developed space on 2 floors with towering 17 ft. vaulted ceilings in the great room, open to a gourmet kitchen with breakfast nook and separate dining room. The main floor also contains a spacious primary bedroom with large ensuite and walk in closet. There is also a small den next to the primary with double sided fireplace facing the great room. The Merbau hardwood floors on the main are known for their beauty, hardness, and stability. The home has in-floor heating in the lower level, primary ensuite and garage. Some other features include 9 ft. ceilings, Hunter Douglas window coverings, cement board siding, access to lower level from garage and RO.

The lower level has 2 spacious bedrooms, 4-piece bath, wet bar, large open recreation/family room, big utility room and



storage areas including cold room. You can walk up to the garage from the lower level. The back of the home has a massive 45 ft. deck, partially screened to enjoy relaxing times outside or for hosting guests as well as there being a spacious porch across the front. There is a small pond with fountain and rock features at the southwest area of the land. The landscaping is low maintenance with expansive mulched areas.

Built in 2001

Essential Information

MLS® #	A2131348
Price	\$1,475,000
Sold Price	\$1,435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,087
Acres	2.99
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	224249 155 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

Amenities

Parking Spaces	3
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Parking	Additional Parking, Garage Door Opener, Heated Garage, Triple Garage Attached
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Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Garburator, Gas Cooktop, Gas Dryer, Humidifier, Oven-Built-In, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Double Sided, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Other, Private Entrance
Lot Description	Cul-De-Sac, No Neighbours Behind, Irregular Lot, Many Trees, Private, Treed
Roof	Asphalt
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 31st, 2024
Days on Market	14
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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