

\$1,110,000 - 240014 175 Avenue W, Rural Foothills County

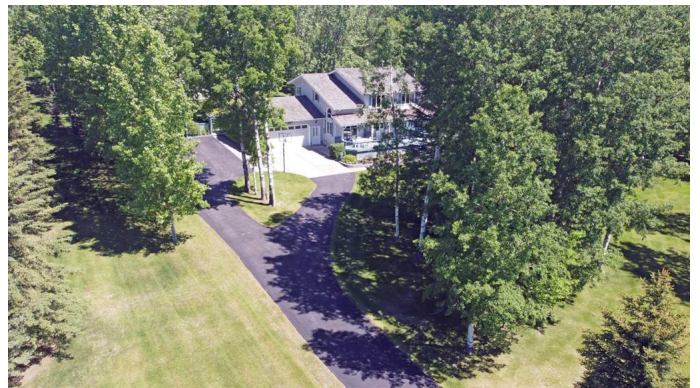
MLS® #A2133168

\$1,110,000

3 Bedroom, 4.00 Bathroom, 2,726 sqft
Residential on 2.00 Acres

Hyland Meadows, Rural Foothills County,
Alberta

THIS is the nicest home in the best location you could ever hope for 2 minutes west of Priddis shopping/dining 2 minutes to Priddis Green Golf & Country Club ... 11 minutes to the STONEY Tail interchange and with the New Costco and all you desire in Calgary !! Okay , please pay attention as you drive up the always like new driveway *** the brand new -- asphalt shingle roof which caring seller does that ??? Mine does ! And in the backyard -- included in the purchase is the gorgeous 2 year new Hot-Tub
****Manicured landscaping but with a native and natural ambience to it. Backyard firepit. Picture perfect rototilled garden area, Plus a Deluxe Heated Work/woodworking shop with endless built ins and counterspace. NOW for the real treat ... 2726.2 sq.ft. of genuine quality and craftsmanship. Spacious country kitchen with center work island, Huge main floor Main bedroom with 5 pce ensuite. 2 bedrooms up --- each with their own 4 pce ensuite and walk in closets. Loft library/office retreat and a roomy bonus area for the big screen TV !!! Check out the utility room for Upgraded Furnaces and On Demand Hot Water. But you are really going to appreciate the deluxe heavy duty new asphalt drive to the oversize (27 X 24) heated garage. Now is the time to make the move ,to enjoy the Space plus Relaxed lifestyle of Country living !



Built in 1991

Essential Information

MLS® #	A2133168
Price	\$1,110,000
Sold Price	\$1,100,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,726
Acres	2.00
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	240014 175 Avenue W
Subdivision	Hyland Meadows
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W0

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas, Glass Doors
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Corner Lot, Cul-De-Sac, Lawn, Many Trees, Paved, Private, Treed
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 3rd, 2024
Days on Market	17
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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