

\$1,675,000 - 282090 156 Avenue W, Rural Foothills County

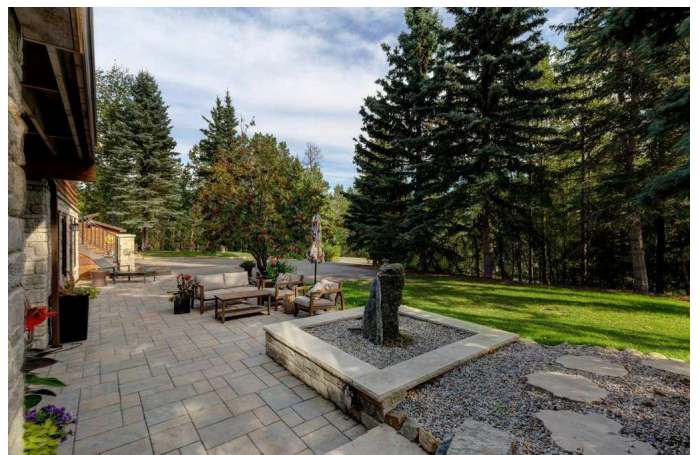
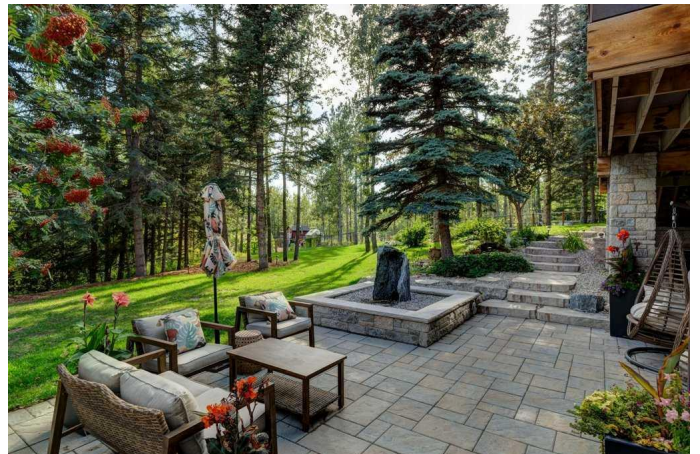
MLS® #A2162612

\$1,675,000

4 Bedroom, 4.00 Bathroom, 3,294 sqft
Residential on 4.01 Acres

NONE, Rural Foothills County, Alberta

If you have been waiting for a unique acreage with a high quality, spacious family home (over 5,000 sq. ft. developed), a private setting with lots of mature trees, set-up to enjoy some animals, gardening and outdoor entertainment, this might be it! Just move in and enjoy as all the hard and creative work has been done. Modern Country style at its best, this beautifully renovated home has over \$600K in recent upgrades & renovations tastefully done by an interior designer to provide a truly luxurious, modern country home that you will love to raise a family in, entertain and just enjoy the peace and quiet of beautiful country living lifestyle in the sought after Priddis area of the Foothills. The kitchen is a gourmet chef's dream with large dual islands and top of the line appliances, loads of storage, open to a spacious dining area and living space and directly accessible to a new massive deck with its own outside kitchen, sunken hot tub and large entertainment deck space. The entire upper level is the Primary Suite with a corner sitting area, vaulted ceilings, plenty of windows and a "spa like" fully renovated ensuite you will absolutely love to recharge in. Also, imagine a home office/bonus room/exercise room with fireplace & office built-ins and over 500 sq. ft. where you can work from home, escape to for quiet times/relaxation and/or exercising, this home has that feature space as well! The walk



out lower level has a spacious rec room area with gas fireplace, very large bedroom, luxurious bathroom with sauna, a wine room and large storage space.

The exterior of the home has new Limestone features and spacious stone patio giving the home a wonderful Banff Lodge like look! It has a paved driveway, new solar powered gate and plenty of parking. The grounds have been developed with a very large, fenced garden with a green house, chicken coup and raised vegetable beds, mulching, a cute storage shed and lots of solid fencing. There is a separate fenced pasture and shelter for small animals – the owners had 2 sweet donkeys and there are trails cut through the trees which abound on this lovely 4 acres of land. If this sounds like a piece of heaven, you™ll want to visit sooner rather than later!

Built in 1990

Essential Information

MLS® #	A2162612
Price	\$1,675,000
Sold Price	\$1,645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,294
Acres	4.01
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address 282090 156 Avenue W

Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Paved

Interior

Interior Features	Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks
Appliances	Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Cooktop, Microwave, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Barbecue, Fire Pit, Garden, Outdoor Grill, Outdoor Kitchen
Lot Description	Cul-De-Sac, Landscaped, Many Trees, Paved, Secluded
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	October 11th, 2024
Days on Market	36
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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