

\$1,698,900 - 226135 1331 Drive W, Rural Foothills County

MLS® #A2162631

\$1,698,900

3 Bedroom, 3.00 Bathroom, 1,974 sqft
Residential on 10.01 Acres

NONE, Rural Foothills County, Alberta

3 (1+2) bedrooms , 3 bathrooms, main floor office, , gym/theatre, cozy outdoor summer bedroom area, 2 woodstoves, walkout basement and so much more. A special property offering a truly rare opportunity to own 10 private, pristine acres in the highly desirable Whiskey Creek area of South Bragg Creek/Priddis. This Arts and Crafts-style bungalow seamlessly combines high-end craftsmanship with a connection to nature, making it a one-of-a-kind find in today's market. Nestled in an elevated location with uninterrupted views of the Rocky Mountains, this home promises privacy, luxury, and timeless appeal. Upon entering, the attention to detail and quality is immediately evident. The home features site-finished maple hardwood flooring throughout the main level, enhancing its warmth and natural aesthetic. The custom kitchen is designed for both beauty and functionality, with handcrafted cabinetry, high-end appliances, and thoughtful layout, complete with a butlers pantry and prep kitchen. The large sash windows allow natural light to pour in, while framing the breathtaking mountain views. The home is designed for year-round comfort, featuring in-floor heating throughout the walk-out basement, ensuring warmth even in the colder months. The basement itself is fully finished and offers two additional bedrooms, a gym and family room providing plenty of options for family or guests.



The luxurious attention to detail continues throughout the home with two and a half custom bathrooms, steam showers, freestanding tubs true to the arts and crafts theme, custom stained glass accents, vintage lighting and reclaimed interior doors and handles. The home is seamlessly integrated with the inspiring views and natural surroundings with a brand new composite deck spanning the width of the home and wrapping around to the front entry that offers low-maintenance outdoor living with views that will leave you speechless. Perfect for hosting gatherings or enjoying quiet evenings while taking in the panoramic views of the Rocky Mountains. For those who require functional outdoor amenities, the property is equipped with a rail-fenced paddock and a large, quality shelter, ideal for horses or other livestock. Additionally, a chicken coop is included, offering the perfect setup for those interested in aspects of a back to the land lifestyle. The meandering pathways that wind through the 10 acres, including a solar-powered lighted path, allow you to fully explore and appreciate the property's natural beauty, whether by day or night. No detail has been overlooked when it comes to the infrastructure of this home. The property is serviced by a high-end septic system and private well, ensuring long-term sustainability. The triple heated garage provides ample space for vehicles or equipment. The combination of thoughtful design, high-end finishes, and total privacy makes this property a once in a lifetime opportunity.

Built in 2000

Essential Information

MLS® #	A2162631
Price	\$1,698,900
Sold Price	\$1,600,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,974
Acres	10.01
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bur
Status	Sold

Community Information

Address	226135 1331 Drive W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking	Additional Parking, Front Drive, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized, Triple Garage Attached
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Interior

Interior Features	Bidet, Built-in Features, Chandelier, Closet Organizers, French Door, Wood Windows, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Storage, Tile Counters, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Family Room, Gas, Living Room, Mantle, Sun Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior



Exterior Features	Garden, Lighting, Other, Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Private, Secluded, Sloped Down, Treed, Wooded
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	December 29th, 2024
Days on Market	115
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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